

Planning Commission Meeting
Madison Heights, Michigan
May 18, 2026 **(DRAFT)**

A Planning Commission Meeting was held on Monday, May 18, 2026 at 5:30 PM at Council Chambers - City Hall, 300 W. 13 Mile Rd.

CALL TO ORDER

Vice Chair Graettinger called the meeting to order at 5:30 pm.

ROLL CALL

PRESENT

Mayor Corey Haines
Commissioner Sean Fleming
Commissioner Ryan Fox
Commissioner Eric Graettinger
Commissioner Melissa Marsh
Commissioner Matthew Olson

ABSENT

Chair Josh Champagne
Commissioner Clifford Oglesby
Commissioner Grant Sylvester

ALSO PRESENT

City Planner Matt Lonnerstater
Business Services Coordinator Mary Daley
Attorney Tim Burns

PC 26-15. Excuse Absent Members

Motion to excuse Commissioners Champagne and Sylvester.

Motion made by Commissioner Fox, Seconded by Mayor Haines.

Voting Yea: Mayor Haines, Commissioner Fleming, Commissioner Fox, Commissioner Graettinger, Commissioner Marsh, Commissioner Olson

APPROVAL OF AGENDA

PC 26-16. Approval of agenda

Motion to approve the agenda as presented.

Motion made by Commissioner Fox, Seconded by Commissioner Olson.

Voting Yea: Mayor Haines, Commissioner Fleming, Commissioner Fox, Commissioner Graettinger, Commissioner Marsh, Commissioner Olson

Motion carried.

APPROVAL OF MINUTES

PC 26-17. April 20th, 2026 Meeting Minutes

Motion made by Commissioner Fox, Seconded by Commissioner Olson to approve the Planning Commission minutes of April 20, 2026 as presented.

Voting Yea: Mayor Haines, Commissioner Fleming, Commissioner Fox, Commissioner Graettinger, Commissioner Marsh, Commissioner Olson

Motion carried.

PUBLIC HEARING

Special Land Use PSP 26-02 - 27392 Park Court - Major Home Occupation

(Pet Grooming)

Planner Lonnerstater introduced the special land use request at 27392 Park Court to operate a pet grooming business out of the home. This is considered a major home occupation. The business scope of work is the following:

1. Pet grooming service for small/medium-sized dogs.
2. One employee (applicant), with services provided on a one-on-one, appointment-only basis.
3. Appointments will take place in the morning/early afternoon hours.
4. All grooming activities to take place inside the house, with occasional use of the backyard to allow pets to relieve themselves.
5. Clients will be instructed to park in the driveway for drop-off and pick-up.

The applicant clarified some additional details that were asked of her. She would require dogs to have a rabies vaccination. She would intend on grooming about 4 dogs per day as each dog is approximately 1-2 hours of grooming.

Planner Lonnerstater reviewed the use specific zoning standards for home occupations set forth in section 7.03.18 of the zoning ordinance.

The Commission found the use appropriate with various conditions. The City's attorney reminded the applicant that upon approval, they would be responsible for applying for a Certificate of Occupancy and Business License.

Vice Chair Graettinger opened the floor to public comment at 5:40 pm. Seeing no members of the public wishing to comment, the public comment was closed at 5:41 pm.

PC 26-18. Special Land Use PSP 26-02-27392 Park Court-Major Home Occupation (Pet Grooming)

Motion by Fox, seconded by Olson, that, following the required public hearing, the Planning Commission hereby recommends that city council approve special land use request number PSP 26-02 for a major home occupation in the form of a pet grooming business at 27392 Park Court based upon the following findings:

1. The applicant requests Special Land Use approval for a pet grooming Major Home Occupation at 27392 Park Court.
2. The Planning Commission held a public hearing for PSP 26-02 at their May 18th, 2026 meeting.
3. The proposed pet grooming 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 of the Madison Heights Zoning Ordinance.

APPROVAL IS GRANTED WITH THE FOLLOWING CONDITIONS

1. The pet grooming 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.
2. Client appointments shall be limited to one at a time and shall occur between the hours of 8:00 a.m. and 8:00 p.m.
3. No overnight pet boarding shall be permitted.
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. Upon the transfer of ownership, the Special Land Use designation would be revoked.

Voting Yea: Mayor Haines, Commissioner Fleming, Commissioner Fox, Commissioner Graettinger, Commissioner Marsh, Commissioner Olson

Motion carried.

Special Land Use PSP 26-03 - 32525 Stephenson Hwy. - Minor Auto Service

Planner Lonnerstater introduced the Special Land Use request PSP 26-03 - 32525 Stephenson Hwy. - Minor Auto Service. The applicant proposes to utilize portions of the existing building for vehicle audio and security equipment installation with ancillary office and sales space.

The building contains an 8,272 square foot warehouse space which is currently occupied by a clothing retailer, a 1,014 sq. ft. receiving area, and a 1,500 sq. ft. office and showroom area. Per the project narrative and concept plan, the applicant intends to utilize the office and receiving areas to sell and install automobile security, GPS, and audio systems. The large warehouse space is not included in the scope of work and the existing clothing retailer is proposed to remain. This use is classified as “Minor Auto Repair/Service” in the Zoning Ordinance, which requires Special Land Use approval in the M-1 zoning district.

The Commission discussed the details of the application and requested information from the applicant Jacob Kaufer. He clarified some items of question and explained this is an appointment based business and he intends to work on an average of 4 cars per day.

Vice Chair Graettinger opened the floor to public comment at 6:00 pm. Seeing there were no members of the public wishing to speak, the public comment was closed at 6:01 pm.

PC 26-19. Special Land Use PSP 26-03 - 32525 Stephenson Hwy. - Minor Auto Service

Motion made by Commissioner Fox, Seconded by Mayor Haines that, following the required public hearing, the planning commission hereby recommends that city council approve special land use request number PSP 26-03 for minor auto service at 32525 Stephenson highway based upon the following findings:

1. The applicant requests Special Land Use approval for a Minor Auto Service facility at 32525 Stephenson Highway as permitted by Section 3.17 of the Zoning Ordinance, M-1 Light Industrial District.
2. The Planning Commission held a public hearing for PSP 26-03 at their May 18th, 2026 meeting.
3. The proposed Minor Auto Service 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 industrial land uses.
 - c. The use is designed and located so that it is compatible with the principal uses permitted in the M-1, Light Industrial district.

- d. The use is designed and located so that it is compatible with the Madison Heights Master Plan and the Industrial future land use designation.
4. With conditions of approval, the use satisfies the use-specific standards for Minor Auto Repair and Service facilities as contained in 7.03.2 of the Madison Heights Zoning Ordinance and is in general compliance with site design standards contained within the Zoning Ordinance.

APPROVAL IS GRANTED WITH THE FOLLOWING CONDITIONS:

1. Special Land Use approval is limited to automobile-related electronic system sales and installation including but not limited to audio, GPS, remote start, and security equipment. Motor vehicle repair such as that related to engines, brakes, wheels, collision-related work, etc., is not permitted through this Special Land Use approval.
2. All trash and discarded equipment shall be disposed of either within the building or in dumpsters fully contained within the freestanding enclosure.
3. A shared dumpster easement agreement shall be recorded for use of the dumpster on the adjacent parcel; if this cannot be obtained, a new dumpster enclosure shall be proposed on site which satisfies Zoning Ordinance standards.
4. The final Certificate of Occupancy shall satisfy the use-specific standards for minor auto repair and service facilities contained in Section 7.03.2 and attached to the staff report. The use-specific operating conditions shall be listed on the final Certificate of Occupancy.
5. Expansion of the auto service use within the existing building shall require new Special Land Use approval under a new application.

Voting Yea: Mayor Haines, Commissioner Fleming, Commissioner Fox, Commissioner Graettinger, Commissioner Marsh, Commissioner Olson

Special Land Use PSP 26-04 - 32371 Dequindre Road - Minor Auto Repair and Auto Sales

Planner Lonnerstater introduced Special Land Use PSP 26-04 - 32371 Dequindre Road - Minor Auto Repair and Auto Sales at 32371 Dequindre.

The Planning Commission considered a similar Special Land Use request for a minor auto repair facility at this location at the February 17th, 2026 meeting. Despite the Planning Commission recommending approval of the Special Land Use, with conditions relating to landscaping, concrete details, and stormwater, City Council denied the Special Land Use request for the auto repair facility by a vote of 4-3 at their meeting on March 9th.

This new request reduces the number of auto repair bays/lifts from 6 to 4 and adds an auto sales showroom with new showroom storefront windows to the front of the building facing Dequindre. Auto sales are permitted by right.

Planner Lonnerstater explained that per Section 15.05.4 (Special Land Uses – General Stipulations), “no reapplication, reconsideration and/or rehearing for a special use permit which has been denied by the city council shall be resubmitted until the expiration of one year from the date of such denial, except on grounds of newly discovered evidence or proof of materially changed conditions sufficient to justify reconsideration by the city council. Each reapplication will be treated as a new application.”

Commission members first discussed if this new application was substantially different and is justified reconsideration. Attorney Burns also noted that this will still move to City Council regardless if approved or denied by the Planning Commission.

Vice Chair Graettinger opened the meeting to public at 6:31 pm to discuss this item only. Seeing no members of the public wishing to speak, the public comment was closed at 6:32 pm.

PC 26.20 Special Land Use PSP 26-04 - 32371 Dequindre Road - Minor Auto Repair and Auto Sales

Motion made by Commissioner Fox, Seconded by Commissioner Marsh to deem this application as substantially different than the previous application submitted and thus qualifying it for reconsideration by this Board for the following reasons:

1. The use changed from primarily minor auto repair to now include auto sales.
2. The level of improvements to the site have changed substantially to include repairs to the parking lot as well as other site improvements.

Voting Yea: Commissioner Fox, Commissioner Graettinger, Commissioner Marsh

Voting Nay: Mayor Haines, Commissioner Fleming, Commissioner Olson

Motion fails 3-3.

MEETING OPEN TO THE PUBLIC: Items not listed on agenda

Vice Chair Graettinger opened the meeting up to the public for items not listed on the agenda at 6:38 pm. Seeing no members wishing to speak, he closed the public comment at 6:38 pm.

NEW BUSINESS

Pre-Application Discussion: Costco Gas Station Modifications - 30550 Stephenson Hwy.

Planner Lonnerstater shared with the Planning Commission some early discussions he has had with Costco about potentially modifying the location of their gas pumps. Costco wanted to gather some early feedback from the Planning Commission about concerns or

items of interest pertaining to this possible future site modification. Some concerns discussed included:

- Concerns about the site being overparked and excessive impervious surface. Incorporate green infrastructure to offset new impervious surface.
- Potential to "land-bank" some of the new northern parking area (Kept as green space for now, but reserved for future parking if needed).
- Concerns about vehicles waiting for gas queuing out onto Mally Drive, disrupting thru-traffic.
- Concerns about losing an industrial user to accommodate a gas station.
- Questions about removing the gas tanks under the existing gas station and environmental remediation.
- Potential for new EV charging stations/parking spaces.

MEMBER UPDATES

Commissioner Fox attended the National Planner Association conference in Detroit and shared that he enjoyed the sessions.

PLANNER UPDATES

No planner updates.

ADJOURNMENT

Seeing no further comments, Vice Chair Graettinger adjourned the meeting at 7:01 pm.

NOTICE: Persons with disabilities needing accommodations for effective participation through electronic means in this meeting should contact the City Clerk at (248) 583-0826 or by email: clerks@madison-heights.org at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.