



**And CITY OF MADISON HEIGHTS
PLANNING COMMISSION MEETING MINUTES (DRAFT)**

March 19, 2024
Council Chambers – City Hall
300 W. 13 Mile, Madison Heights, MI 48071

1. CALL TO ORDER

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

2. ROLL CALL

Present: Chair Josh Champagne
Mayor Roslyn Grafstein
Mayor Pro Tem Mark Bliss
City Manager Melissa Marsh
Commissioner Eric Graettinger
Commissioner Melissa Kalnasy
Commissioner Grant Sylvester

Absent: Commissioner Cliff Oglesby

Also Present: City Planner Matt Lonnerstater
City Attorney Larry Sherman
Assistant City Attorney Tim Burns
Business Services Coordinator Mary Daley

Additional Councilmembers Present: Councilman Fleming, Councilman Mier, Councilor Rohrbach,
Councilman Soltis, Councilor Wright

3. EXCUSE ABSENT MEMBERS

Motion by Commissioner Grafstein, seconded by Commissioner Graettinger to excuse Commissioner Oglesby.

Motion carries unanimously.

4. APPROVAL OF THE MINUTES

Motion by Commissioner Grafstein, seconded by Commissioner Kalnasy to approve the minutes of the regular Planning Commission meeting of February 24, 2024.

Motion carries unanimously.

5. JOINT PUBLIC HEARING

a. New Zoning Ordinance – Complete Draft for Review and Consideration

Planner Lonnerstater welcomed everyone and showed a copy of the Madison Heights code of ordinances that was first written in 1962. The City of Madison Heights has received a grant from the MEDC for \$30,000 to update the zoning. The City has been working in conjunction with consultants from McKenna, a steering committee and the Planning Commission to rewrite the zoning ordinance. The first draft was included in the packet as distributed. The zoning ordinance rewrite includes new districts, renamed districts and districts to be eliminated.

McKenna consultant Adam Cook described the building types in form based codes. New districts include:

1. City Center Form Based District
2. Mixed Use innovation 1 – Zoned light industrial and primarily in the southern end of John R Road and 10 Mile.
3. Mixed Use innovation 2 – Intended for large parking lots (i.e. Target, Meijer etc)

Renamed districts include:

4. Residential mixed neighborhood (R-MN) renamed from the current R-T two family district. Currently only one parcel allows for R-T. In the proposed zoning map, this newly renamed district is significantly expanded.
5. Manufactured homes district – Renamed to update current terminology.
6. Natural preservation district – renamed to allow for the inclusion of public park and recreation facilities. Most public park facilities are presently zoned residential.
7. Neighborhood Business (B-1), Community Business (B-2), and Regional Business (B-3): Renamed to more accurately reflect the increasing intensity of permitted business uses in each district.

Eliminated districts :

8. Residential Condominium (R-C): Condominiums represent a form of ownership, not necessarily a building or land use type. Condominium-style ownership may be applied in any zoning district to many different layouts, including site condominiums and building condominiums. Separate processes for each are contained in the Zoning Ordinance.
9. High-Rise (H-R) District: With the addition of the City Center and Mixed-Use Innovation districts which allow for greater building heights and a mix of uses within the same building, the High-Rise district became redundant. Properties presently zoned H-R are proposed as Mixed-Use Innovation 1 or 2 or Multi-Family Residential
10. Vehicular Parking (P-1/P-2) Districts: In the proposed Zoning Ordinance, stand-alone parking lots are permitted as special land uses in certain districts with use-specific standards, eliminating the need for separate parking zoning districts.

Chair Champagned opened the public comment at 6:13 pm.

Tom Yazbeck, member of YIMBY Oakland County Chapter spoke in support of the zoning ordinance proposed revisions. He was encouraged by the prospect of more affordable housing, a more walkable downtown, and form based proposed zoning.

The Clerk of the meeting distributed a letter from Katie Woock of Royal Oak, who supported the proposed zoning ordinance amendments. The letter is attached to the minutes.

Seeing no other comments, Chair Champagne closed the public comment portion of the meeting at 6:20 pm.

Discussion followed amongst the Commissioners in regards to the proposed amendments.

Motion by Commissioner Kalnasy, seconded by Commissioner Graettinger to move that pursuant to the processes set forth in the Michigan Zoning Enabling Act, PA Act 110 of 2006, together with the information presented by staff and the input received during the joint public hearing conducted by the Planning Commission and City Council on March 19, 2024, the Planning Commission recommends that City Council approve the new Zoning Ordinance, including the Zoning Map, replacing the Zoning Ordinance and Zoning Map in its entirety subject to the condition that the permitted use table be revised to adequately reference the pertinent marihuana regulations/ordinances for adult use and medical marihuana facilities and primary caregivers.

Motion carries unanimously.

6. MEETING OPEN TO THE PUBLIC for items not listed on agenda

Chair Champagne opened the meeting to the public at 7:18 pm. Seeing no comments from the public, he closed the meeting to the public at 7:19 pm.

7. UNFINISHED BUSINESS

No unfinished business at this time.

8. MEMBER UPDATES

Commissioner Bliss expresses his gratitude to the Planning Commission members for all of their work on this zoning ordinance rewrite.

9. ADJOURNMENT

Meeting adjourned by the Chair at 7:20 pm.