



MEMORANDUM

Date: July 3rd, 2025
To: City of Madison Heights Planning Commission [July 15th Meeting]
From: Matt Lonnerstater, AICP – City Planner
Subject: Special Approval Request PSP 25-03– 205 W. Lincoln – Minor Auto Repair & Service

TEMPLATE MOTIONS AND FINDINGS INCLUDED ON PAGE 10

Introduction

The applicant, Haythum Musleh, requests Special Land Use approval from the Planning Commission and City Council under **Section 15.05** of the Madison Heights Zoning Ordinance to operate a Minor Auto Repair and Service use at 205 W. Lincoln Ave., zoned MUI-1, Mixed-Use Innovation 1; tax parcel #44-25-23-431-016. The property is located on the south side of W. Lincoln Ave. between John R and Alger St.

Project Details

The subject property is 0.32 acres in size and is currently improved with an approximately 6,200 square-foot light-industrial building with associated parking and outdoor storage areas. Per city records, the building is currently divided into four (4) separate tenant spaces. The applicant intends to operate a vehicle wrapping business out of one of the tenant spaces, which involves removing dust and applying plastic wrap to the contours of the vehicle with heat processes. While “vehicle wrapping” is not explicitly mentioned in the Zoning Ordinance, staff has determined that the use is comparable to “Minor Auto Repair and Service”, which requires Special Land Use approval in the MUI-1 zoning district. (Refer to Section 3.06 for “Planning and Zoning Administrator determination”). No site modifications are proposed.

205 W. Lincoln Ave. – Aerial Image – Existing Conditions (Red Dashed Line)



Streetview W. Lincoln Ave.



**Note: The applicant intends to operate from the unit with the overhead door on the right-hand side of the front façade.*

Site and Use History

Historic aerial imagery shows that the western half of the principal building was constructed prior to 1963, while the eastern half was constructed sometime between 1963 and 1974. City records indicate that a range of light industrial uses have historically occupied the building, including concrete and masonry contractors, industrial equipment production & repair, and HVAC services.

As of the date of this report, there is only one active Certificate of Occupancy and business license for the building attributed to Q Stone, Inc. - a granite and quartz countertop contractor business – which operates out of the eastern half of the building. To staff's knowledge, this business would continue to operate out of the building separate from the vehicle wrapping business.

Use-Specific Standards for Auto Repair and Service Facilities (Minor and Major)

Minor Auto Repair and Service Facilities require Special Land Use approval in the MUI-1, Mixed-Use Innovation 1 district. These facilities are also subject to the use-specific zoning standards set forth in **Section 7.03.2**; the full list of standards is attached to this report. The applicant has provided a rough sketch plan of the site. While no site modifications are proposed, staff finds that the sketch plan and applicant responses do not contain enough detail to ensure compliance with the following use-specific standards:

- ***Vehicles Awaiting Repair:*** All vehicles awaiting repair or service shall be parked on site. No vehicles shall be parked on a public street, including those towed to the facility.

Comment: The sketch plan denotes four (4) parking spaces along the west side of the building. Parking for auto repair and service uses is required at a minimum rate of 1 space per 300 sq. ft. of usable floor area plus 2 per each service bay. Based on an approximate estimated usable floor

area of 1,100 sq. ft. and one (1) service bay, a total of six (6) parking spaces will be required to meet minimum parking standards. Adequate parking will need to remain and be depicted on the sketch plan for the other tenant spaces, including the existing tenant within the building. Vehicles awaiting service may not be parked on the street or within the driveway approach.

The applicant should also provide additional information regarding the total number of employees and the anticipated total number of vehicles awaiting service at a single time.

- **Hours of Operation:** *No auto repair or maintenance services shall be performed before 7 a.m. or after 9 p.m.*

Comment: The applicant has not provided information regarding hours of operation.

Staff further notes that, due to the existing building footprint and orientation, the following use-specific standard cannot be met:

- **Service Bays:** *Service bays that are oriented toward a public street shall be screened from the right-of-way, at minimum, in accordance with perimeter parking lot screening standards, Section 11.06.*

Comment: The applicant intends to utilize the existing overhead door facing Lincoln Ave which directly faces the single-family homes across the street. As the building and overhead door are placed directly at the front property line, there is no room for additional landscaping or screening. A variance from the Zoning Board of Appeals will be required for an exception to this standard.

If the Planning Commission finds that additional information is needed to act on the Special Land Use request, they may postpone action on the application and direct the applicant to revise the conceptual site plan and project narrative to include greater detail. Should the Planning Commission move to recommend approval of the Special Land Use, staff advises that the use-specific standards of Section 7.03.2 be incorporated as conditions of approval. A variance from the Zoning Board of Appeals will be required for an exception to the service bay screening requirement of Section 7.03.2.E.

Site Analysis

Existing Zoning and Land Use

The table below denotes existing adjacent land uses and zoning designations.

	Existing Land Use	Existing Zoning
Site	Light Industrial/stone contractor	MUI-1, Mixed-Use Innovation-1
North (across Lincoln)	One-family residential	R-MN, Residential Mixed Neighborhood
South	One-family residential	R-3, One-Family Residential
East	Lawn care/service contractor	MUI-1, Mixed-Use Innovation-1
West	Cabinet manufacturing & auto customization business	MUI-1, Mixed-Use Innovation-1

The site borders light industrial uses to the east and west but is located directly across the street from single-family residential homes. The site also directly abuts single-family residential homes to the rear.

Per the Madison Heights Zoning Ordinance, the MUI-1 zoning district is:

[...] established to promote the reuse of older, character giving structures that may no longer be suitable for their original purposes. The MUI-1 district is intended to provide for an eclectic mix of uses reflective of long-established development patterns at a pedestrian scale, including the adaptive reuse of existing, smaller industrial spaces into new commercial, residential, artisan industrial, and mixed-use projects. The MUI-1 district supports a variety of residential, commercial, and light industrial uses that are compatible with the surrounding neighborhoods, and accounts for the appropriate mitigation of other potential adverse impacts on adjacent residential uses.

Uses permitted by right in the MUI-1 district consist of a mix of light industrial, artisan manufacturing, general retail, professional office, residential/commercial mixed-use, and townhomes. The full list of permitted uses is attached to this report. This block of Lincoln Avenue has historically featured light industrial uses on the south side, but is developed with single-family homes on the north side. The block is also bounded by residential neighborhoods to the west and south. City Council granted Special Approval, with conditions, for a minor auto service use on the property directly to the west in 2021.

Future Land Use and Master Plan

The table below denotes adjacent future land use designations as contained within the 2021 Madison Heights Master Plan.

	Future Land Use
Site	Multiple-Family Residential
North (across Lincoln)	Multiple-Family Residential
South	Single-Family Residential
East	Multiple-Family Residential
West	Multiple-Family Residential

While the property and adjacent properties are currently utilized for light-industrial uses, the future land use designation for this stretch of Lincoln Avenue is *Multiple-Family Residential*. This correlates with the Master Plan's Neighborhood Analysis for the Monroe Neighborhood which states, *"this portion of Lincoln Avenue presents an opportunity to add higher density housing adjacent to the single family uses. This housing, known as missing middle housing, is essential to providing affordability to neighborhoods. This housing should be compatible with the surrounding neighborhoods in scale. Duplex, triplex, and quadplex dwellings in structures that look like single-family homes is envisioned."*

This stretch of Lincoln Avenue was zoned to the new MUI-1 zoning district as part of the 2024 Zoning Ordinance adoption as an effort to open up the area to multiple-family residential uses while continuing to permit certain light industrial/flex industrial uses, as guided by the Master Plan

The Planning Commission should consider the following Goals & Objectives of the 2021 Madison Heights Master Plan as part of this Special Approval request:

Community Character

- *Enhance the city's commercial corridors to support walkability and improve community identity.*
- *Promote the city's positive identity in the region.*

- *Promote the use of quality building design and materials to enhance the appearance and long-term maintenance of new development.*
- *Protect established neighborhoods and business districts from the potentially negative impacts of development, including noise, traffic, waste, odor, and other nuisances through effective and thoughtful site and building design.*

Commercial & Industrial Development

- *Promote incentives and flexible zoning mechanisms for commercial and industrial property owners and tenants to upgrade existing commercial and industrial sites.*
- *Promote the mix of commercial, office, and industrial uses in a way that fosters collaboration and business growth while creating a desirable environment for the local workforce.*
- *Promote walkability by ensuring sufficient local destinations for goods and services.*

Transportation

Lincoln Avenue is under the jurisdiction of the City of Madison Heights and is classified as a collector road, which is intended to permit direct access to abutting properties and provide connections from local streets and neighborhoods to minor arterials. Per SEMCOG, this portion of Lincoln Avenue handles an average volume of approximately 3,700 vehicles per day.

Special Land Use Criteria

Requests for Special Land Use approval are subject to processes and review standards contained in Section 15.05. A public hearing is required in front of the Planning Commission, after which the Planning Commission may make a recommendation to City Council. After receiving a recommendation from the Planning Commission, City Council has the authority to take final action on Special Land Use requests.

In making a recommendation to City Council, the Planning Commission shall consider the Special Land Use review standards contained in Section 15.05.3 and incorporate them into any motion of approval or denial:

- A. The use is so designed, located and proposed to be operated in a way that protects the public health, safety and welfare.
- B. The use is designed in a way that considers the natural environment and helps conserve natural resources and energy.
- C. The special land use will not 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.
- D. The use shall be designed and located so that it is compatible with the 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;

- (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.
- E. Ingress/egress to the use shall 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;
 - (6) Location and/or potential use of service drives to access multiple parcels, reducing the number of access points necessary to serve the parcels.
- F. The use is consistent with the intent and purpose of the zoning district in which it is proposed.

In granting Special Land Use approval, City Council may impose conditions that it deems necessary to fulfill the spirit and purpose of the Zoning Ordinance. The conditions may include those necessary to ensure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, to protect the natural environment and conserve natural resources and energy, to ensure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner.

Staff Analysis

In deliberating the proposed Special Land Use, staff believes that the Planning Commission should focus on the compatibility of the proposed minor auto service use, including its ancillary effects, on adjacent residential properties, as well as the intent of the MUI-1 zoning district on this stretch of Lincoln Avenue.

Staff has the following concerns pertaining to the Special Land Use request:

Parking

The sketch plan does not denote how many total parking spaces are available on site, nor how many spaces can be directly allocated to the proposed use. While the applicant has stated within the application that, *“there is ample parking for the tenant and up to 3 inside if needed,”* no information has been provided regarding the number of employees nor the anticipated amount of customer vehicles to be parked on-site at once. Adequate on-site parking must still be provided for the three other tenant spaces in the building, including the existing contractor business.

Madison Heights has had issues in the past with auto service businesses parking customer vehicles in areas not approved for parking, including within the city right-of-way. Refer to the example image below from the auto service use next door to the subject property. Proper conditions should be included within any motion of approval to ensure the proper parking/storage of vehicles awaiting service.

An existing 7' 8" masonry screen wall is located along the rear property line which provides screening between the parking area and the residential parcels to the rear, consistent with the use-specific standards.

221 W. Lincoln (adjacent to subject property) – Vehicles awaiting service or being stored post-service within the right-of-way



Hours of Operation

The use-specific standards for minor auto repair/service limit hours of operation to between 7 a.m. and 9 p.m. However, given adjacent residential, including directly across the street, a stricter condition may be warranted to further restrict hours of operation.

Service Bay Door Screening

Section 7.03.2.E states, “service bays that are oriented toward a public street shall be screened from the right-of-way, at minimum, in accordance with perimeter parking lot screening standards.” The applicant intends to utilize the existing overhead door facing Lincoln Ave, which directly faces the single-family homes across the street; refer to the image below. As the building and overhead door are placed directly at the front property line, there is no room for additional landscaping or screening. A variance from the Zoning Board of Appeals will be required for an exception to this standard.

Doors to repair service bays shall be closed when providing services to vehicles, except for conveyance into and out of the service bays.

Overhead service door directly facing single-family homes across Lincoln Ave.



Planning Commission Recommendation

Per Section 15.05, the Planning Commission may postpone action on a Special Land Use request to allow verification, compilation, or submission of additional or supplemental information or to address other concerns or issues.

Should the Planning Commission move to recommend approval of the Special Land Use to City Council, staff suggests that the following conditions be incorporated as conditions of approval:

1. The Minor Auto Service use shall be limited to vehicle wrapping services and ancillary related services. Any significant change in the scope or intensity of the auto service use, as determined by the Planning and Zoning Administrator, shall require new Special Land Use review and approval in accordance with Section 15.05 of the Zoning Ordinance.
2. A Minor Site Plan shall be submitted to the Community and Economic Development Department in accordance with Section 15.04 of the Zoning Ordinance. The Minor Site Plan, when submitted, shall be designed to satisfy the following:
 - a. The site plan shall depict dimensioned parking spaces for the entire property, including for the proposed use and three other tenant spaces, as well as required ADA parking spaces. Adequate on-site parking shall be provided to account for all customer vehicle storage, employees, and other building tenants.
 - b. A detailed floor plan shall be provided which denotes the number of hoists or service areas within the building, including any indoor parking of customer vehicles.
3. The use shall satisfy the use-specific standards for 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. Pertinent use-specific standards include, but are not limited to:
 - a. All servicing operations shall be conducted entirely within the enclosed building.
 - b. Hours of operation shall be limited to between 7 a.m. and 9 p.m.
 - c. Doors to the repair service bay shall be closed when providing services to vehicles, except for conveyance into and out of the service bay.
 - d. All vehicles awaiting service shall be parked on site. No vehicles shall be parked on a public street or in the public right-of-way, including the driveway approaches.
4. A variance from the Zoning Board of Appeals will be required pertaining to the following use-specific standard: *“service bays that are oriented toward a public street shall be screened from the right-of-way, at minimum, in accordance with perimeter parking lot screening standards.”*

Next Step

After the public hearing and discussion, the Planning Commission may take action on the requested Special Land Use in the form of a recommendation to City Council. Any motion shall include concise findings based upon the Special Approval review standards and criteria, Section 15.03.3. Per Section 15.05, the Planning Commission alternatively may postpone action on a Special Land Use request to allow verification, compilation, or submission of additional or supplemental information or to address other concerns or issues.

Template motions for postponement, approval, and denial are provided at the end of this report.

Attachments

- **Special Land Use Application - PSP #25-03**
- **Concept Sketch Plan PSP #25-03**
- **Associated Maps**
- **Section 3.20 – MUI-1, Mixed-Use Innovation 1**
- **Section 7.03.2 – Use-Specific Standards for Auto Repair and Service Facilities**
- **Section 15.05 – Special Land Use Review**

Template Motion, Findings and Conditions

Staff offers the following motions as a suggested template and guide for the Planning Commission's consideration. The Planning Commission may provide additional detailed findings, as needed, to substantiate any motion for approval or denial.

POSTPONEMENT

MOTION BY _____, SECONDED BY _____, THAT, FOLLOWING THE REQUIRED PUBLIC HEARING, THE PLANNING COMMISSION **POSTPONES ACTION** ON SPECIAL LAND USE REQUEST NUMBER PSP 25-03 FOR A MINOR AUTO REPAIR AND SERVICE FACILITY AT 205 W. LINCOLN AVE. UNTIL THE AUGUST 19TH, 2025 MEETING. THIS POSTPONEMENT IS MADE IN ACCORDANCE WITH SECTION 15.05 OF THE ZONING ORDINANCE TO ALLOW THE APPLICANT TO RESPOND TO THE FOLLOWING ITEMS: **[LIST ADDITIONAL ITEMS TO BE PROVIDED BY APPLICANT]**

APPROVAL

MOTION BY _____, SECONDED BY _____, THAT, FOLLOWING THE REQUIRED PUBLIC HEARING, THE PLANNING COMMISSION HEREBY **RECOMMENDS THAT CITY COUNCIL APPROVE** SPECIAL LAND USE REQUEST NUMBER PSP 25-03 FOR A MINOR AUTO SERVICE USE AT 205 W. LINCOLN AVE. BASED UPON THE FOLLOWING FINDINGS:

1. The applicant requests Special Land Use approval for a Minor Auto Repair and Service/vehicle wrapping facility at 205 W. Lincoln Ave. as permitted by Section 3.20 of the Zoning Ordinance, *MUI-1*.
2. The Planning Commission held a public hearing for PSP 25-03 at their July 15th, 2025 meeting.
3. The proposed Minor Auto Repair and 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 light industrial or residential land uses.
 - c. The use is designed and located so that it is compatible with the principal uses permitted in the MUI-1 zoning district.
 - d. The use is designed and located so that it is compatible with the Madison Heights Master Plan.
4. With conditions required as part of the special land use approval, the use generally 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. The Minor Auto Service use shall be limited to vehicle wrapping services and related ancillary services. Any significant change in the scope or intensity of the auto service use, as determined by the Planning and Zoning Administrator, shall require new Special Land Use review and approval in accordance with Section 15.05 of the Zoning Ordinance.

2. A Minor Site Plan shall be submitted to the Community and Economic Development Department in accordance with Section 15.04 of the Zoning Ordinance. The Minor Site Plan, when submitted, shall be designed to satisfy the following:
 - a. The site plan shall depict dimensioned parking spaces for the entire property, including for the proposed use and three other tenant spaces, as well as required ADA parking spaces. Adequate on-site parking shall be provided to account for all customer vehicle storage, employees, and other building tenants.
 - b. A detailed floor plan shall be provided which denotes the number of hoists or service areas within the building, including any indoor parking of customer vehicles.
3. The use shall satisfy the use-specific standards for 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. Pertinent use-specific standards include, but are not limited to:
 - a. All servicing operations shall be conducted entirely within the enclosed building.
 - b. Hours of operation shall be limited to between 7 a.m. and 9 p.m.
 - c. Doors to the repair service bay shall be closed when providing services to vehicles, except for conveyance into and out of the service bay.
 - d. All vehicles awaiting service shall be parked on site. No vehicles shall be parked on a public street or in the public right-of-way, including the driveway approaches.
4. A variance from the Zoning Board of Appeals will be required pertaining to the following use-specific standard: *“service bays that are oriented toward a public street shall be screened from the right-of-way, at minimum, in accordance with perimeter parking lot screening standards.”*

DENIAL

MOTION BY _____, SECONDED BY _____, THAT, FOLLOWING THE REQUIRED PUBLIC HEARING, THE PLANNING COMMISSION HEREBY **RECOMMENDS THAT CITY COUNCIL DENY** SPECIAL LAND USE REQUEST NUMBER PSP 25-03 FOR A MINOR AUTO SERVICE USE AT 205 W. LINCOLN AVE. BASED UPON THE FOLLOWING FINDINGS:

1. The applicant requests Special Land Use approval for a Minor Auto Repair and Service facility at 205 W. Lincoln Ave. as permitted by Section 3.20 of the Zoning Ordinance, *MUI-1*.
2. The Planning Commission held a public hearing for PSP 25-03 at their July 15th, 2025 meeting.
3. The proposed Minor Auto Repair and Service use is not consistent with the special land use review standards and criteria set forth in Section 15.05.3. In particular **[LIST INDIVIDUAL CRITERIA]**
4. The use does not satisfy the use-specific standards for Minor Auto Repair and Service facilities as contained in 7.03.2 of the Madison Heights Zoning Ordinance. In particular **[LIST INDIVIDUAL CRITERIA]**.