



CITY OF MADISON HEIGHTS

PLANNING COMMISSION MEETING MINUTES

January 17, 2023

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 5:31 p.m.

2. ROLL CALL

Present: Chair Josh Champagne
Commissioner Eric Graettinger
Mayor Roslyn Grafstein
Mayor Pro Tem Mark Bliss
Commissioner Melissa Kalnasy
City Manager Melissa Marsh
Member Grant Sylvester (arrived at 5:36 pm)

Absent: Commissioner Cliff Oglesby

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

3. PUBLIC HEARING

Public Hearing was opened by the Chair at 5:32 p.m. Seeing there were no comments from the public, the Chair closed the hearing at 5:33 p.m.

4. UNFINISHED BUSINESS – None

5. NEW BUSINESS

a. Zoning Ordinance Rewrite Update and Workshop #2 Information

Planner Lonnerstater briefed the Commission on the status of the Zoning Ordinance rewrite. Staff has been working diligently with Consultants Mckenna Associates on the project and is in the process of reviewing the first draft. Planner Lonnerstater lead some brief discussion with the Commission members sharing some of their thoughts and expectations, including the intent and purpose of the proposed Mixed Use Innovation zoning district. A more comprehensive first draft will be provided to the Planning Commission in the next few months allowing for an extensive detailed review.

Staff, along with McKenna, will be hosting a second Zoning ordinance workshop on Tuesday, February 7th from 5-7 pm at Fire Station #1. This will be an informal open house format. Commissioners are encouraged to attend.

b. 2022 ANNUAL REPORT

Per Charter requirement, the Planning Commission shall review and approve an annual report at the first meeting of the year. Planner Lonnerstater reviewed the 2022 report highlighting major projects, applications, and milestones throughout the past calendar year.

Motion by Sylvester, seconded by Graettinger to accept and certify the report as written and send a copy to City Council.

Motion carries unanimously.

c. ELECTION OF PLANNING COMMISSION OFFICERS: CHAIR, VICE-CHAIR, SECRETARY

Motion by Sylvester, seconded by Grafstein to appoint Josh Champagne as Chairperson, Eric Graettinger as Vice Chairperson, and Melissa Kalnasy as Secretary.

Motion carries unanimously.

6. MEMBER UPDATES

There was a brief update given by Commissioner Marsh on the potential transformation of Red Oaks Golf Course to a Park. The Oakland County Commission removed it from the eligible American Rescue Plan Act (ARPA) funding. It is still on Oakland County Parks and Recreation's radar, but they do not have a budget to redevelop it currently. They are working to add additional programming such as junior golf, adding outdoor seating at the Pro Shop, and adding connector walking paths.

Commissioner Sylvester suggested we work closely with SMART to ensure that there is seating in all bus stops. There was some further discussion pertaining to the history of this matter and how the City can work together with SMART to ensure there is funding to provide seats for bus stops in Madison Heights.

7. PLANNER UPDATES

2022 Development Report – Special Uses and Site Plans

Per request from a previous meeting, Planner Lonnerstater presented the Commission with an update on special use and site plan submittals and briefly reviewed them and where they stand currently.

8. ADJOURNMENT OF MEETING

Meeting adjourned by the Chair at 6:15 pm.