



CITY OF MADISON HEIGHTS
PLANNING COMMISSION MEETING MINUTES

June 17, 2025

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 Ryan Fox
Commissioner Colton Smith
Commissioner Grant Sylvester (arrived 5:51 pm)

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

Absent: Commissioner Cliff Oglesby

3. EXCUSE ABSENT MEMBERS

Motion by Commissioner Bliss, seconded by Commissioner Marsh to excuse Commissioner Oglesby.

Voting Yea: Commissioner Bliss, Commissioner Graettinger, Commissioner Grafstein,
Commissioner Fox, Commissioner Marsh, Commissioner Smith, Commissioner
Sylvester, Chair Champagne

Motion carries unanimously.

4. APPROVAL OF THE MINUTES

Motion by Commissioner Fox, seconded by Graettinger to approve the minutes of the regular Planning Commission meeting of May 20, 2025 as modified.

Voting Yea: Commissioner Bliss, Commissioner Graettinger, Commissioner Grafstein,
Commissioner Fox, Commissioner Marsh, Commissioner Smith, Commissioner
Sylvester, Chair Champagne

Motion carries.

5. PUBLIC COMMENT - For items not listed on the agenda

Chair Champagne opened the floor for public comment at 5:33 pm. Seeing none, Chair Champagne closed public comment at 5:33 pm.

6. UNFINISHED BUSINESS - Master Plan Update: Notice of Intent to Plan and Draft Master Plan Survey

At the last meeting, the Planning Commission advised staff to move forward with updating the Master Plan. It was last updated in 2021. As required by law, Staff notified all of the required parties.

Staff prepared a draft survey that intends to request public response and asked the Planning Commission for their input. Input included the following:

- Please include questions about sustainability policies
- Add a glossary of terms and example images, especially pertaining to housing
- Email the survey to business owners

7. NEW BUSINESS - Analysis of religious institution zoning

At the last meeting, the Planning Commission directed Planner Lonnerstater to research zoning designations of existing religious institutions within the City, specifically those abutting major collector or arterial streets, with a single-family zoning designation. Historically, many properties were zoned for single family residential uses.

Our ordinance defines religious institutions as: Any church, synagogue, mosque, temple or building which is used primarily for religious worship and religious activities, including, as an accessory use, childcare, dining and assembly areas, and educational facilities. Those institutions are then split into 2 tiers; those with less than 75 occupants and those with more than 75 occupants.

As a courtesy, Staff would be contacting the religious institutions that are being analyzed to gauge their interest and to discuss the benefits of changing the zoning.

Staff analyzed religious institutions based on multiple factors and identified five that could potentially be proactively rezoned. After further discussion, the Planning Commission added two more for discussion.

a) Madison Heights Church of Nazarene: 555 E. 13 Mile Road

Large parcel with a small building, mostly surrounded by residential uses

After some discussion, Planning Commissioners agreed that this site would benefit the most if it was rezoned R-MN (Residential Mixed-Neighborhood). Religious Institutions would continue to be permitted as Special Land Use under the R-2, R-3, R-MN or R-MF districts.

b) St. Patrick Episcopal Church: 1434 E. 13 Mile Road

Currently zoned as R-2 (one family residential district). After some discussion, Planning Commissioners agreed that R-MF would be most appropriate at this location.

c) Arabic Evangelica Alliance Church: 30801 Dequindre Road

Currently zoned as R-2 (one family residential district)

While the B-1 zoning district could be appropriate for future redevelopment as it would be consistent with adjacent land uses and the future land use map, large religious institutions (over 75 occupants) are not a permitted use in B-1.

The Commission agrees that MUI-2 would be most appropriate.

d) Gospel Life Church: 1042 E. 12 Mile Road

Currently zoned R-3, one-family residential

The property abuts single-family uses to the north, south, east and west. Planner Lonnerstater noted that a portion of the church parking lot is on the adjacent single-family parcel to the east, which is also owned by the church.

Commission agrees that R-MN is the most appropriate for this parcel.

e) Korean First Central United: 500 W. Gardenia Avenue

This property was included because Gardenia Avenue is listed as a “collector” street and is an important east/west connector. This is currently zoned R-3.

After some discussion, the Commission agreed that a zoning designation of R-MN (residential mixed neighborhood) would be appropriate for this parcel.

f) Central Church: 1529 E. 12 Mile Rd

Currently zoned multiple family residential. This parcel is adjacent to Tessmer Court condos and Jimmy John's on the east, an office complex to the west, residential to the North.

After discussion, the Commission agreed that the existing zoning designation of R-MF is appropriate for this parcel. Therefore, no rezoning is needed.

g) Red Oaks Church: 30728 John R Road

Split Zoning – parking lot in the back is residential and the church itself is currently zoned B-1

After discussion, the Commission agreed that a zoning designation of B-1 is appropriate for this parcel to eliminate split-zoning.

8. COMMUNICATION – Royal Oak Notice of Adopted Master Plan

The City of Royal Oak has adopted their Master Plan recently. Staff will review the Royal Oak Master Plan where it abuts Madison Heights and update the Planning Commission on anything of significant importance.

9. MEMBER UPDATES

No member updates.

10. PLANNER UPDATES

No further updates from Planner Lonnerstater.

11. ADJOURNMENT

Chair Champagne adjourned the meeting at 7:00 pm.