

City Council Regular Meeting
Madison Heights, Michigan
September 29, 2025

A City Council Regular Meeting was held on Monday, September 29, 2025 at 7:30 PM at City Hall - Council Chambers, 300 W. 13 Mile Rd.

PRESENT

Mayor Roslyn Grafstein
Mayor Pro Tem Mark Bliss
Councilman Sean Fleming
Councilman William Mier
Councilor Emily Rohrbach
Councilman David Soltis
Councilor Quinn Wright

OTHERS PRESENT

City Manager Melissa Marsh
City Attorney Larry Sherman
Deputy City Clerk Phommady A. Boucher

Councilman Soltis led the invocation and the Pledge of Allegiance followed.

CM-25-142. Appointment of Acting City Clerk.

Motion to appoint Deputy City Clerk Boucher as the Acting City Clerk for tonight's City Council meeting.

Motion made by Councilor Rohrbach, Seconded by Councilman Mier.

Voting Yea: Mayor Grafstein, Mayor Pro Tem Bliss, Councilman Fleming, Councilman Mier, Councilor Rohrbach, Councilman Soltis, Councilor Wright

Motion carried.

PRESENTATIONS:

Mayor Grafstein read the 2025 Fire Prevention Proclamation into record. Fire Marshal Figueroa accepted the proclamation and noted that resources on safety are available on the city website at www.madison-heights.org.

MEETING OPEN TO THE PUBLIC:

Kathy Sapia, resident, spoke in opposition to the proposed project at 28767 Dartmouth.

Barb Stachowicz, resident, expressed concern about changes to fencing regulations.

CM-25-143. Consent Agenda.

Motion to approve the Consent Agenda, as read.

Motion made by Councilman Mier, Seconded by Councilor Wright.

Voting Yea: Mayor Grafstein, Mayor Pro Tem Bliss, Councilman Fleming, Councilman Mier, Councilor Rohrbach, Councilman Soltis, Councilor Wright

Motion carried.

CM-25-144. 2025-26 RCOC Winter Maintenance Agreement

Motion to approve the 2025-26 Winter Maintenance Agreement with RCOC and authorize the Mayor and City Clerk to sign on behalf of the City.

Motion made by Councilman Mier, Seconded by Councilor Wright.

Voting Yea: Mayor Grafstein, Mayor Pro Tem Bliss, Councilman Fleming, Councilman Mier, Councilor Rohrbach, Councilman Soltis, Councilor Wright

Motion carried.

CM-25-145. City Council Regular Meeting Minutes of September 8, 2025

Motion to approve the City Council Regular Meeting minutes of September 8, 2025, as printed.

Motion made by Councilman Mier, Seconded by Councilor Wright.

Voting Yea: Mayor Grafstein, Mayor Pro Tem Bliss, Councilman Fleming, Councilman Mier, Councilor Rohrbach, Councilman Soltis, Councilor Wright

Motion carried.

CM-25-146. State and Local Cybersecurity Grant Program Agreement

Motion to approve the FY 2023 State and Local Cybersecurity Grant Program Grant agreement in the amount of \$18,488 to convert to a .gov domain and have the City Clerk sign on behalf of the city.

Motion made by Mayor Pro Tem Bliss, Seconded by Councilman Fleming.

Voting Yea: Mayor Grafstein, Mayor Pro Tem Bliss, Councilman Fleming, Councilman Mier, Councilor Rohrbach, Councilman Soltis, Councilor Wright

Motion carried.

CM-25-147. Ordinance No. 2205 - City-Initiated Rezoning PRZN 25-01; 25-02; 25-03; 25-04; and 25-06; Second Reading

City Manager Marsh stated that the City of Madison Heights is initiating a proactive rezoning of several qualified properties to the R-MN (Residential Mixed-Neighborhood), R-MF (Residential Multi-Family), MUI-2 (Mixed-Use Innovation 2), or B-1 (Neighborhood Business) district. The purpose of these rezonings is to better align zoning with existing land use patterns, the City's Master Plan, and adjacent street networks. This process is intended to increase opportunities for building expansion and development while ensuring that all current uses remain permitted.

The following properties are included in this rezoning request:

- PRZN 25-01: 555 E. 13 Mile Road [R-1 to R-MN]
- PRZN 25-02: 1434 E. 13 Mile Road [R-2 to R-MF]
- PRZN 25-03: 30801 Dequindre Road [R-2 to MUI-2]
- PRZN 25-04: 1042 E. 12 Mile Road [R-3 to R-MN]
- PRZN 25-06: Eastern 130 ft. of 30728 John R Road [R-2 to B-1]

The Planning Commission has recommended that case PRZN 25-05, located at 500 W. Gardenia Avenue [R-3 to R-MN], be withdrawn for further analysis.

ORDINANCE NO. 2205

AN ORDINANCE TO AMEND ORDINANCE NUMBER 2198, BEING AN ORDINANCE CODIFYING AND ADOPTING A NEW ZONING ORDINANCE FOR THE CITY OF MADISON HEIGHTS, BY AMENDING THE ZONING MAP CONTAINED WITHIN APPENDIX A.

THE CITY OF MADISON HEIGHTS ORDAINS:

SECTION 1. PRZN #25-01. That the Zoning Map in connection with the Zoning Ordinance of the City of Madison Heights shall be amended so that the zoning on the following described property, to-wit:

TIN, R11E, SEC 1, ASSESSOR'S PLAT NO 1, OUTLOT A EXC N 5 FT OF W 416.02 FT, ALSO EXC ELY 1060 FT 9-29-95 FR 007

PIN 44-25-01-376-010. 555 E. 13 MILE ROAD

Shall be changed from R-1, ONE-FAMILY RESIDENTIAL, TO R-MN, RESIDENTIAL MIXED-NEIGHBORHOOD

SECTION 2. PRZN #25-02. That the Zoning Map in connection with the Zoning Ordinance of the City of Madison Heights shall be amended so that the zoning on the following described property, to-wit:

TIN, R11E, SEC 12, PART OF NE 1/4 BEG AT PT DIST N 82-47-00 W 1552.45 FT FROM NE SEC COR, TH N 82-47-00 W 175 FT, TH S 00-14-00 W 760.82 FT, TH S 88-39-00 E

173.73 FT, TH N 00-14-00 E 743.06 FT TO BEG EXC THAT PART TAKEN FOR "PLUM LANE COMDOMINIUM INC" OCCP NO 664 1.96 A 4/5/90 FR 001

PIN 44-25-12-204-038. 1434 E. 13 MILE ROAD

Shall be changed from R-2, ONE-FAMILY RESIDENTIAL, TO R-MF, RESIDENTIAL MULTI-FAMILY.

SECTION 3. PRZN #25-03. That the Zoning Map in connection with the Zoning Ordinance of the City of Madison Heights shall be amended so that the zoning on the following described property, to-wit:

TIN, R11E, SEC 12, CR43A-2, PART OF NE 1/4 BEG AT PT DIST N 82-47-00 W 333.80 FT FROM NE SEC COR, TH N 82-47-00 W 30.17 FT, TH S 01-13-00 W 621.33 FT, TH S 88-39-00 E 361.97 FT, TH N 01-13-00 E 340.00 FT, TH N 88-39-00 W 331.97 FT, TH N 01-13-00 E 278.25 FT TO BEG 3.02 A

PIN 44-25-12-226-009. 30801 DEQUINDRE ROAD

Shall be changed from R-2, ONE-FAMILY RESIDENTIAL, TO MUI-2, MIXED-USE INNOVATION 2.

SECTION 4. PRZN #25-04. That the Zoning Map in connection with the Zoning Ordinance of the City of Madison Heights shall be amended so that the zoning on the following described property, to-wit:

TIN, R11E, SEC 13 E 185 FT OF N 225 FT OF NW 1/4 EXC N 60 FT TAKEN FOR RD 0.70 A

PIN 44-25-13-130-024. 1042 E. 12 MILE ROAD

Shall be changed from R-3, ONE-FAMILY RESIDENTIAL, to R-MN, RESIDENTIAL MIXED-NEIGHBORHOOD

SECTION 5. PRZN #25-06. That the Zoning Map in connection with the Zoning Ordinance of the City of Madison Heights shall be amended so that the zoning on the EASTERN 130 FEET of following described property, to-wit:

TIN, R11E, SEC 12, NORTHEASTERN HWY SUB NO 1, LOTS 321 TO 329 INCL, ALSO 1/2 OF VAC ALLEY ADJ TO SAME, ALSO LOTS 477 TO 481 INCL, ALSO 1/2 OF VAC ALEY ADJ TO SAME

PIN 44-25-12-101-057. 30728 JOHN R ROAD

Shall be changed from R-2, ONE-FAMILY RESIDENTIAL, TO B-1, NEIGHBORHOOD BUSINESS.

SECTION 6. All ordinances or parts of ordinances in conflict with this ordinance are repealed only to the extent necessary to give this ordinance full force and effect.

SECTION 7. This ordinance shall take effect ten (10) days after its adoption and upon publication.

Motion to adopt on Second Reading, Ordinance #2205 (covering PRZN 25-01 through 25-04 and PRZN 25-06) on Second Reading.

Motion made by Mayor Pro Tem Bliss, Seconded by Councilor Rohrbach.

Voting Yea: Mayor Grafstein, Mayor Pro Tem Bliss, Councilman Fleming, Councilman Mier, Councilor Rohrbach, Councilman Soltis, Councilor Wright

Motion carried.

CM-25-148. Ordinance No. 2206 - Zoning Ordinance Text Amendment ZTA #25-01 - Non-Conforming Residential Driveways; First Reading

City Manager Marsh stated that Section 7.03.10.C of the new Madison Heights Zoning Ordinance contains use-specific standards for residential driveways. As a majority of single-family detached houses and their associated driveways in Madison Heights were constructed prior to the adoption of the new Zoning Ordinance, there are many cases of legally non-conforming driveway conditions throughout the city. Recently, staff has had to deny many applications for the replacement of non-conforming driveways; this is due to Article 13 (Nonconformities) of the Zoning Ordinance which requires non-conforming site elements to be brought up to code when replaced. Permit denials have, understandably, led to frustration for these property owners due to the impracticality of alternate driveway designs or the cost/time factor of going in front of the Zoning Board of Appeals (ZBA) for a variance. To avoid an abundance of cases in front of the Zoning Board of Appeals, staff recommends several zoning text amendments which would allow certain non-conforming residential driveways to be replaced in-kind. Staff proposes text amendments to the following sections of the Zoning Ordinance:

- Section 7.03.10: Use-Specific Standards for Detached One-Family Dwellings
- Section 10.02.1: Parking of Motor Vehicles in Residential Districts
- Section 13.01.6: Nonconforming Site Elements

The Planning Commission held a public hearing on September 19th, 2025, after which they recommended approval of the proposed text amendments as written.

Motion to conduct the first reading for Ordinance #2206 (ZTA 25-01) and schedule the second and final reading for the October 13th City Council Meeting.

Motion made by Councilor Rohrbach, Seconded by Councilor Wright.

Voting Yea: Mayor Grafstein, Mayor Pro Tem Bliss, Councilman Fleming, Councilman Mier, Councilor Rohrbach, Councilman Soltis, Councilor Wright

Motion carried.

CM-25-149. Ordinance No. 2207, Requirement for Recycling and Trash Carts; First Reading

City Manager Marsh reported that the City has moved to standardize waste collection practices to improve efficiency, safety, reduce cost, and increase compliance with regional recycling standards. Residents will now be required to use uniform receptacles for trash and recycling to allow for automated collection equipment, decrease worker injury risks, and increase service efficiency. The revised ordinance amends Ordinance 517 Chapter 14, Section 14-10, 14-11, and 14-16 to require the use of City-approved recycling and trash carts for all residential garbage and recycling collection.

Motion to approve Ordinance No. 2207 requiring the use of City-approved trash and recycling carts, on First Reading, and schedule the Second Reading for October 13, 2025.

Motion made by Councilor Rohrbach, Seconded by Councilor Wright.

Voting Yea: Mayor Grafstein, Mayor Pro Tem Bliss, Councilman Fleming, Councilman Mier, Councilor Rohrbach, Councilman Soltis, Councilor Wright

Motion carried.

COUNCIL COMMENTS:

Councilman Mier reminded residents that the cart requirement begins next week. He advised residents to place carts with the handle toward the house and the mouth toward the street, leaving a 3–4 foot buffer between cans. Councilman Mier invited everyone to participate in the Downtown Touchdown on 11 Mile Road, Saturday, October 4th from 11 AM – 3 PM and the Harvest Fest at Rosie's Park, Saturday, October 11th from 12 PM – 4 PM.

Mayor Pro Tem Bliss discussed the opening of the JARS dispensary and argued that the social stigma against cannabis is hypocritical compared to the accepted use of alcohol. Alcohol is linked to preventable death and disease. He stated that science suggests taking an edible is a safer choice than binge drinking alcohol. Mayor Pro Tem Bliss encouraged residents to engage in dialogue and consult their doctors regarding substance choices.

Councilor Wright thanked the sponsors for Revin' in Heights. He informed everyone that October is Mental Health Awareness Month. Councilor Wright urged residents to check in on their mental health. He spoke about the recent tragedy in Grand Blanc and encouraged kindness.

City Attorney L. Sherman thanked the Mayor and City Manager for recognizing remarkable 100-year-old resident Raymond Lester Kell, who played golf until age 99.

City Manager Marsh reminded everyone that the next council meeting on Monday, October 13th will start at the new time of 6:30 PM.

Deputy City Clerk Boucher mentioned that absentee ballots were mailed on Friday, September 26th. Voters may request for their absentee ballots on the Secretary of State website, find information on the City of Madison Heights website, or by call the Clerk's office at (248) 583-0826.

Councilor Rohrbach invited everyone to the Harvest Festival at Rosie's Park on Saturday, October 11th from 12:00 PM to 4:00 PM, which will feature cider donuts and hayrides. She invited everyone to the Friends of the Library book sale on Saturday, October 11th and they are looking for volunteers. Councilor Rohrbach strongly encouraged residents to sign up for the Fire Department Community Connect program to share critical information for emergency responders.

Councilman Fleming expressed excitement for the upcoming Downtown Touchdown event. He believes having events in the Downtown District and the new 11 Mile Streetscape is a significant improvement and helps balance the city's event locations.

Mayor Grafstein congratulated Mayor Pro Tem Bliss on the adoption of the .gov domain, noting it took a decade to execute. She clarified that the city-initiated rezonings were proactive and designed to simplify processes for future use changes without visible changes to current properties. Mayor Grafstein stated that the mayor and three councilmember positions are on the November General Election ballot, which means there will be new members on City Council. She noted that flashing speed limit signs by schools were funded by cannabis companies as a contribution to public safety. The next Regular Council Meeting is Monday, October 13th and the new meeting time is 6:30 PM.

ADJOURNMENT

Having no further business, Mayor Grafstein adjourned the meeting at 8:23 p.m.

Roslyn Grafstein, Mayor

Phommady A. Boucher, Deputy City Clerk