



CITY OF MADISON HEIGHTS
PLANNING COMMISSION MEETING MINUTES

September 20, 2022
Fire Station #1 – Training Room
31313 Brush Street, Madison Heights, MI 48071

1. CALL TO ORDER

Chair Champagne called the meeting of the Madison Heights Planning Commission to order at 5:32 p.m.

2. ROLL CALL

Present: Chairperson Josh Champagne
Mayor Roslyn Grafstein
City Manager Melissa Marsh
Member Eric Graettinger
Member Melissa Kalnasy
Member Cliff Oglesby
Member Grant Sylvester

Absent: Mayor Pro Tem Mark Bliss

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

3. CHANGES TO THE AGENDA

There were no changes to the agenda.

4. APPROVAL OF MINUTES

Motion by Commissioner Grafstein, seconded by Commissioner Marsh, to approve the minutes of the regular Planning Commission meeting of August 16, 2022.

Ayes: Graettinger, Grafstein, Kalnasy, Marsh, Oglesby, Sylvester, Champagne

Nays: None

Absent: Bliss

Motion carries unanimously.

5. PUBLIC HEARING – Text Amendment ZTA 22-02: Caregiver Marihuana Grow Overlay District Amendments

Chair Champagne opened the public comment period at 5:32 p.m. to receive comments for ZTA 22-02 Caregiver Marihuana Grow Overlay District Amendments. Seeing no public comments, the period was closed at 5:32 p.m.

Planner Lonnerstater provided an overview of the draft text amendment: This text amendment is a continuation of the discussion from the previous planning commission meeting. This is a text amendment

that limits primary caregiver marihuana grow operations to properties that are zoned M-1, Light Industrial, or M-2, Heavy Industrial, and located at a parcel identified within the Caregiver Marihuana Grow Overlay District.

When the initial Medical Marihuana Ordinance and Adult Use Marihuana Ordinances were adopted along with the Allowed Parcels Map (sometimes referred to as the Green Zone Map), they limited such facilities to properties zoned M-1 or M-2 and depicted on the Map. When the subsequent Caregiver Overlay District was passed, the boundaries of the district were intended to mirror that of the allowed parcels map of the original Marihuana ordinances. However, the Overlay District map is technically a stand-alone map with separate zoning regulations. As written the Caregiver Overlay District text does not state that caregivers must be located within an underlying M-1 or M-2 district.

The proposed text amendment states that registered primary caregivers shall be located within an M-1 or M-2 Industrial District and shall be located at a parcel identified within the Caregiver Marihuana Grow Overlay District, consistent with the text of the Medical Marihuana Ordinance and Adult Use Marihuana Ordinance.

Chair Champagne opened the floor up for discussion amongst the Commissioners.

Motion by Grafstein, seconded by Sylvester recommend approval and adoption of text amendment ZTA 22-02 to City Council.

Ayes: Graettinger, Grafstein, Kalnasy, Marsh, Oglesby, Sylvester, Champagne

Nays: None

Absent: Bliss

Motion carries unanimously.

6. EXCUSE ABSENT MEMBERS

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

Ayes: Graettinger, Grafstein, Kalnasy, Marsh, Oglesby, Sylvester, Champagne

Nays: None

Absent: Bliss

Motion carries unanimously.

7. PUBLIC COMMENTS: For items not listed on the agenda.

Chair Champagne opened the public comment period at 5:41 p.m. to receive comments for items not on the agenda. Seeing no public comments, the period was closed at 5:41 p.m.

8. NEW BUSINESS: Updated Boards and Commissions Handbook

The City Clerk has requested that each Commission member sign the top page of the newly updated Boards and Commissions Handbook stating that they received it and return it to Planner Lonnerstater no later than Friday, October 28th.

9. MEMBER UPDATES

There were no member updates.

10. PLANNER UPDATES

City Planner Lonnerstater noted that the Michigan Association of Planners conference will be on Mackinac Island on October 12th-14th if anyone is interested in attending. It is costly but very informative.

As far as the Ordinance rewrite, the Consultants are putting together the first draft and the Planning Commission will have the opportunity to review it and make comments, which will then proceed to the project steering committee.

Discussion ensued regarding fix-it stations for bicycles. The City is adding four of them at various parks after residents have requested them.

The Commission asked Planner Lonnerstater to provide updates at subsequent meetings regarding approvals of new Certificates of Occupancy and Site Plans.

11. ADJOURNMENT OF MEETING

Meeting adjourned by Chair Champagne at 5:51 p.m.