



CITY OF MADISON HEIGHTS

CITY HALL - COUNCIL CHAMBERS, 300 W. 13 MILE RD.

CITY COUNCIL REGULAR MEETING AGENDA

FEBRUARY 24, 2025 AT 7:30 PM

CALL TO ORDER

ROLL CALL

INVOCATION and PLEDGE OF ALLEGIANCE - MAYOR GRAFSTEIN

APPROVAL OF THE AGENDA:

- [1.](#) Additions/Deletions

PRESENTATIONS

PUBLIC HEARINGS:

ITEMS ON AGENDA OF INTEREST TO PARTIES IN THE AUDIENCE

MEETING OPEN TO THE PUBLIC:

CONSENT AGENDA:

- [2.](#) City Clerk - Board and Commission Appointments - Council Appointments
- [3.](#) City Clerk - Board and Commission Appointments - Mayor's Appointments
- [4.](#) Resolution Supporting the Preservation of the Federal Tax Exemption of Municipal Bonds
- [5.](#) Planning Commission - 2024 Annual Report
- [6.](#) City Council Regular Meeting Minutes of February 10, 2025

COMMUNICATIONS:

REPORTS:

- [7.](#) Board and Commission Workplans

ITEMS FOR FUTURE PUBLIC HEARINGS:

BID AWARDS/PURCHASES:

- [8.](#) Director of Public Services - 2025 Watermain Pipe and Parts

ORDINANCES:

- [9.](#) CED Director - Ordinance 2202 - Rezoning PRZN 24-02 - 1357 W. 14 Mile Road [R-2 to B2],
Second Reading

UNFINISHED BUSINESS:

EXECUTIVE SESSION:

ADJOURNMENT

NOTICE: Persons with disabilities needing accommodations for effective participation through electronic means in this meeting should contact the City Clerk at (248) 583-0826 or by email: clerks@madison-heights.org at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

DATE: February 20, 2025

TO: City Council

FROM: Melissa R. Marsh, City Manager

SUBJECT: Agenda Comments - Regular Council Meeting of Monday, February 24, 2025

The following are my comments on items appearing on the agenda of the Regular Council Meeting on Monday, February 24, 2025.

CONSENT AGENDA:

BOARD AND COMMISSION APPOINTMENTS - COUNCIL APPOINTMENTS

Council liaisons to the City's boards and commissions have requested the appointment of the applicants from the provided list to their respective boards or commissions, with the term ending date as specified.

If Council concurs, the appropriate motion would be to approve the Council appointments to City boards and commissions with the term ending dates as specified.

BOARD AND COMMISSION APPOINTMENTS - MAYOR'S APPOINTMENTS

The Mayor has requested that the applicants on the provided list to their respective boards or commissions, with the specified term ending date.

If Council concurs, the appropriate motion would be to concur with the Mayor's recommendations and approve the appointments to City boards and commissions with the term ending dates as specified.

RESOLUTION SUPPORTING THE PRESERVATION OF THE FEDERAL TAX EXEMPTION OF MUNICIPAL BONDS

Elimination of the tax-exempt status of municipal bonds at the federal government level would have a devastating effect on local governments, including Madison Heights. Municipal bonds finance approximately three quarters of the public infrastructure in the United States. Council is asked to support a resolution to preserve the tax-exempt status of municipal bonds by supporting and ensuring the protection of the federal tax exemption of municipal bonds and to further distribute copies of the resolution to all members of the Michigan Congressional delegation.

PLANNING COMMISSION ANNUAL REPORT

Per the Planning Commission Bylaws and Section 2-118 of the Madison Heights Code of Ordinances, the Planning Commission is required to make a written report to City Council highlighting the Commission's work over the course of the preceding year.

Staff recommends that Council receive and file the Planning Commission's 2024 Annual Report.

REPORTS:

BOARD AND COMMISSION 2025 WORK PLANS

Work Plans for the 2025 calendar year have been submitted from the Arts Board, Crime Commission, Human Relations and Equity Commission, and Library Advisory Board.

It is recommended that City Council approve the plans that meet their expectations. If plans do not meet Council's expectations for 2025 activity it is recommended that those plans be sent back to the Board or Commission with directions for revision.

BID AWARDS/PURCHASES:

2025 WATERMAIN PIPE AND PARTS

In anticipation of the upcoming 2025 proposed water main replacement projects, DPS Staff and Purchasing prepared and posted Invitation to Bid (ITB) #MH-1073 "2025 Water Main Replacement Pipe and Parts" on the MITN online cooperative bidding system (www.mitn.info). On February 3, 2025, the City received three sealed bids for the above-referenced project by the 11:00 am deadline. The bids were opened and tabulated, and at the completion of the bid analysis, including verification of pricing, product bid, and unit pricing for all items, Core & Main submitted the lowest complete qualifying bid for a total estimated project amount of \$407,409.21.

Staff recommends that Council award the bid for the 2025 water main replacement pipe and parts to the lowest responsible bidder who bid on all items listed, Core & Main, of Shelby Township, Michigan, for the unit prices specified. This represents a total estimated project cost of \$407,409.21, and funds are budgeted and available for this purchase. Staff also requests that the Council motion include extending this bid to the upcoming proposed stand-alone water main projects at the unit prices identified, subject to FY 2025-26 Budget approval.

ORDINANCES:**REZONING PRZN 24-02 (ORDINANCE 2202): 1357 W. 14 MILE ROAD- R-2 TO B-2-
SECOND READING**

The applicant, Jim Tottingham, on behalf of the property owner, Debasish Mridha, requests to rezone one (1) parcel of land located at 1357 W. 14 Mile Road (TM# 44-25-02-101-056) from R-2, One-Family Residential district, to B-2, Community Business district. The subject parcel is approximately 2.3 acres in size and is improved with a 14,200 square foot building, previously occupied by a church, and an associated parking lot and accessory structure. The property is located on the south side of W. 14 Mile Road between Campbell Road and Stephenson Highway. The Planning Commission recommended approval of the rezoning at their January 21st, 2025 meeting.

Staff recommends that the City Council adopt Ordinance # 2202 (PRZN 24-02) ON second reading.



AGENDA ITEM SUMMARY FORM

MEETING DATE: 2/24/25

PREPARED BY: Cheryl Rottman - Deputy City Manager/City Clerk

AGENDA ITEM CONTENT: Council Appointments to Boards and Commissions

AGENDA ITEM SECTION: Consent Agenda

BUDGETED AMOUNT:

FUNDS REQUESTED:

FUND:

EXECUTIVE SUMMARY:

Council liaisons to the City's boards and commissions have requested the appointment of the applicants from the attached list to their respective boards or commissions, with the term ending date as specified.

RECOMMENDATION:

If Council concurs, the appropriate motion would be to approve the Council appointments to City boards and commissions with the term ending dates as specified.

BOARD AND COMMISSION APPOINTMENTS - FEBRUARY 2025

BOARD/COMMISSION	FIRST	LAST	TERM TYPE	TERM EXPIRATION
ARTS BOARD	REGINA	JUSKA-SVOBA	Member	8/31/2027
	SUSANNA	KING	Member	8/31/2027
	BRIAN	DAVIS	Member	8/31/2026
	KEATON	SOTO-OLSON	Member	8/31/2025
	TIMOTHY	WALKER	Alternate	8/31/2026
	SADIE	YOUNG	Alternate	8/31/2027
	VEDA	WRONA	Alternate	8/31/2027
ENVIRONMENTAL CITIZENS COMMITTEE	NICOLE	FOX	Member	2/28/2028
	KRISTEN	LAGOS	Member	2/28/2028
HISTORICAL COMMISSION	MARTHA	KEHOE	Member	2/28/2028
	JUSTIN	SUAREZ	Member	2/28/2028
	KATE	KAPAS	Member	2/28/2028
HUMAN RELATIONS & EQUITY COMMISSION	ELEANOR	YOON	Member	8/31/2026
	ASHLEY	STRUNK	Member	8/31/2026
	TANNER	LANGDON	Member	8/31/2025
	KATE	KAPAS	Member	8/31/2025
INFORMATION TECHNOLOGY ADVISORY COMMITTEE	CHRIS	KOGELMAN	Member	2/28/2028
	DALE	GARDNER	Member	2/28/2028
	ROBERT	DIDUR	Alternate	2/28/2028
	MAURICE	ANTHONY	Alternate	2/28/2028
TAX BOARD OF REVIEW	MARIE	BESSLER	Member	2/28/2027
	BARBARA	KASTLE	Member	2/28/2027
	MARILYN	MAYLE	Member	2/28/2027
	SUZANNE	PATTON	Member	2/28/2027
	ELIZABETH	SHIELDS	Member	2/28/2027
ZONING BOARD OF APPEALS	CLIFF	OGLESBY	Member	2/28/2028
	DEL	LORANGER	Member	2/28/2028
	GLORIA	THOMPSON	Alternate	2/28/2028



AGENDA ITEM SUMMARY FORM

MEETING DATE: 2/24/25

PREPARED BY: Cheryl Rottman - Deputy City Manager/City Clerk

AGENDA ITEM CONTENT: Mayor's Appointments to Boards and Commissions

AGENDA ITEM SECTION: Consent Agenda

BUDGETED AMOUNT:

FUNDS REQUESTED:

FUND:

EXECUTIVE SUMMARY:

The Mayor has requested the appointments of the applicants on the attached list to their respective boards or commissions, with the specified term ending date.

RECOMMENDATION:

If Council concurs, the appropriate motion would be to concur with the Mayor's recommendations and approve the appointments to City boards and commissions with the term ending dates as specified.

MAYOR'S APPOINTMENTS TO BOARDS/COMMISSIONS - FEBRUARY 2025

BOARD/COMMISSION	FIRST	LAST	TERM TYPE	TERM EXPIRATION
DOWNTOWN DEVELOPMENT AUTHORITY/BROWNFIELD REDEVELOPMENT AUTHORITY	GIUSEPPE 'JOE'	MARANDO	Regular	2/28/2029
	LENEA	RENSHAW	Regular	2/28/2029
			Regular	2/28/2029
PARKS & RECREATION ADVISORY BOARD	REGINA	JUSKA-SVOBA	Regular	2/28/2027
	KRISTEN	LAGOS	Regular	2/28/2027
	ASHLEY	STRUNK	Regular	2/28/2027

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADISON HEIGHTS,
MICHIGAN DECLARING SUPPORT FOR THE PRESERVATION OF THE FEDERAL TAX
EXEMPTION OF MUNICIPAL BONDS.**

WHEREAS, the tax-exempt municipal bond market is a widely used source of capital for states, local governments, tribes, territories, and non-profit borrowers that finances a tremendous share of the nation's public infrastructure; and

WHEREAS, state and local governments finance about three-quarters of the public infrastructure in the United States and use tax-exempt bonds to do so, with the federal government providing only about one-quarter of the investment; and

WHEREAS, federal tax exemption for municipal bonds, dating back to the 1800s and incorporated into the modern tax code in 1913, has been crucial for state and local governments to affordably finance critical infrastructure projects; and

WHEREAS, tax-exempt bonds offer borrowers to achieve a multiplier effect of 2.11, meaning that for every dollar, borrowers achieve \$2.11 in borrowing cost savings thereby demonstrating the efficiency and effectiveness of this exemption in facilitating infrastructure investment; and

WHEREAS, tax-exempt bonds provide for essential infrastructure projects, such as roads, bridges, utilities, broadband, water and sewer systems, and hospitals, which are vital to the health and well-being of our community such that without such bonds, the cost of borrowing would be more expensive thereby causing an increase in taxes and fees that would place an undue burden on taxpayers; and

WHEREAS, The Madison Heights City Council finds and determines that tax-exempt municipal bonds provide an opportunity for economic development along its path, better facilitate the movement of agriculture products, equipment, and other goods, and increase safety.

NOW, THEREFORE, BE IT RESOLVED that the Madison Heights City Council hereby encourages the Michigan Congressional Delegation to assist the City of Madison Heights, Michigan by preserving the tax-exempt status of municipal bonds by supporting and ensuring the protection of the federal tax exemption of municipal bonds.

BE IT FURTHER RESOLVED, that copies of this Resolution shall be furnished to all members of the Michigan Congressional Delegation.



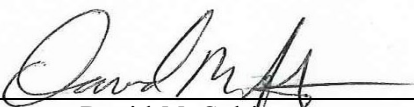
Roslyn Grafstein
Mayor



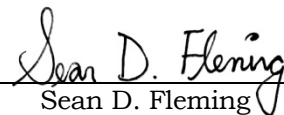
Mark Bliss
Mayor Pro Tem



William J. Mier
Councilman



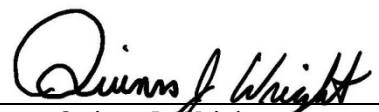
David M. Soltis
Councilor



Sean D. Fleming
Councilman



Emily J. Rohrbach
Councilor



Quinn J. Wright
Councilor



AGENDA ITEM SUMMARY FORM

MEETING DATE: 02/24/25

PREPARED BY: Matt Lonnerstater, AICP

AGENDA ITEM CONTENT: Planning Commission - 2024 Annual Report

AGENDA ITEM SECTION: Consent Agenda

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

Per the Planning Commission Bylaws and Section 2-118 of the Madison Heights Code of Ordinances, the Planning Commission is required to make a written report to City Council highlighting the Commission's work over the course of the preceding year. The report highlights major planning and zoning projects, applications, and milestones considered and achieved by the Planning Commission throughout the past year. The Planning Commission reviewed the attached annual report at their January 21st meeting and forwarded it onto City Council for their consideration.

RECOMMENDATION:

Staff recommends that the City Council accept the Planning Commission's 2024 annual report as presented.

CITY OF MADISON HEIGHTS
PLANNING COMMISSION
2024 ANNUAL REPORT

In 2024, the Madison Heights Planning Commission held six (6) regular meetings and considered the following items:

Zoning Ordinance Rewrite

The Planning Commission reviewed the complete draft of the new Madison Heights Zoning Ordinance, and recommended approval to City Council. City Council approved the new Zoning Ordinance on May 13th, 2024, which went into effect on May 29th, 2024. The new Zoning Ordinance represents the first complete zoning overhaul in the City of Madison Heights in nearly fifty years.

Zoning Ordinance Text Amendments

Because even a new Zoning Ordinance is not set in stone, and because the City of Madison Heights is always seeking opportunities to improve zoning-related standards and processes, the Planning Commission conducted the required public hearings and recommended approval to City Council of the following zoning text amendments:

- ZTA 24-01: Accessory Buildings, Structures, and Uses (Gazebos, Pergolas and Utility Structures)
- ZTA 24-02: Detached One-Family Dwelling Standards (Driveways)
- ZTA 24-03: Temporary Uses
- ZTA 24-04: Wall Sign Allowances

City Council approved all four text amendments.

Rezoning

The Planning Commission conducted the required public hearings and recommended approval to City Council of the following rezoning requests:

- PRZN 23-02: 1275 W. 12 Mile Road – B-3 to M-1
- PRZN 24-01: 32275 Stephenson Highway – M-1 to MUI-2

City Council approved both rezoning requests.

Other Business

The Planning Commission received updates from staff regarding the ongoing Southeast Oakland County Safe Streets for All (SS4A) Action Plan and the ongoing 11 Mile downtown streetscape project.

City Council Regular Meeting
Madison Heights, Michigan
February 10, 2025

A City Council Regular Meeting was held on Monday, February 10, 2025 at 7:30 PM at City Hall - Council Chambers, 300 W. 13 Mile Rd.

The invocation was given by Councilor Wright and the Pledge of Allegiance followed.

CM-25-12. Excuse Council Member.

Motion to excuse Councilman Soltis from tonight's meeting.

Motion made by Councilor Wright, Seconded by Councilor Rohrbach.

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

Motion carried.

CM-25-13. Addition to the Agenda.

Motion to add to the agenda under Consent Agenda, *Fire Chief KEIP Extension.*

Motion made by Councilor Rohrbach, Seconded by Councilor Wright.

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

Absent: Councilman Soltis

Motion carried.

PRESENTATIONS:

Fire Chief - 2024 Firefighter of the Year Award

Chief Lelito presented Lieutenant Damon Brown with the Firefighter of the Year Award. Chief Lelito stated that in 2024, Lieutenant Brown's tireless work and commitment to excellence have significantly impacted the department, our operations, and the level of care we provide to our community. This year, Lieutenant Brown achieved numerous accomplishments, including leading the training of our paramedics on over 100 revisions to our EMS protocols. In June, Lieutenant Brown was appointed to the Oakland County Medical Control Authority Protocol Committee, a well-deserved recognition of his dedication to advancing EMS care throughout the county. He has also played a critical role in implementing our new state-of-the-art heart monitors, ensuring our paramedics are trained and prepared to use them at the most critical times. His commitment to education extends beyond his role as an EMS instructor. He attended specialized fire training and participated in the Great Lakes HOT Fire Training, bringing back valuable knowledge and skills to the department. In every role he assumes, Lieutenant Damon Brown has demonstrated the highest standards of dedication, professionalism, and excellence. His contributions this year have

immediately impacted the department and will affect it in the future, setting an example for all to follow.

Oakland County Treasurer Robert Wittenberg - Presentation on Foreclosure Prevention

Oakland County Treasurer Robert Wittenberg gave a presentation on foreclosure prevention and noted that March 31st is the deadline to pay property taxes from 2022 and prior to prevent foreclosure. Oakland County Treasury's office tries to prevent foreclosure whenever possible, so please reach out to us if you need help. Available resources include taxpayer assistance meetings, the financial empowerment center, and community outreach, so please help us spread the word.

MEETING OPEN TO THE PUBLIC:

Peter Richard Taylor, resident, spoke but was inaudible.

CM-25-14. Consent Agenda:

Motion to approve the Consent Agenda with the following amendments:

- a) addition of the Fire Chief KEIP Extension
- b) remove the Random Act of Kindness Proclamation

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

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

Absent: Councilman Soltis

Motion carried.

CM-25-15. 2025 Fireworks Display Permit Approval.

Motion to approve the permit for the 2025 Festival in the Park Fireworks Display from Pyrotechnico Fireworks and authorize the Mayor to sign on the City's behalf.

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

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

Absent: Councilman Soltis

Motion carried.

CM-25-16. City Council Regular Meeting Minutes of January 27, 2025.

Motion to approve the City Council Regular Meeting Minutes of January 27, 2025, as printed.

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

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

Absent: Councilman Soltis

Motion carried.

CM-25-17. Fire Chief KEIP Extension.

Motion to approve the Fire Chief KEIP Extension as presented.

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

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

Absent: Councilman Soltis

Motion carried.

CM-25-18. 2025 Random Acts of Kindness Proclamation.

Motion to adopt the 2025 Random Acts of Kindness Proclamation.

Motion made by Councilor Wright, Seconded by Councilman Mier.

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

Absent: Councilman Soltis

Motion carried.

Former Councilwoman Margene Scott thanked Council for passing the Proclamation this evening. She stated that she was thankful to the Mier's for bringing her to the meeting this evening. She read from a Proclamation from the State of Michigan recognizing the Random Act of Kindness Week in Madison Heights in the past and distributed cards that could be passed out which promote the event. She concluded her comments by congratulating the city for supporting Random Acts of Kindness Week year after year and encouraged others to write their acts of kindness on the display board at City Hall.

CM-25-19. Ordinance 2202 - Rezoning PRZN 24-02 - 1357 W. 14 Mile Road [R-2 to B2], First Reading

Motion to adopt Ordinance # 2202 (PRZN 24-02) upon first reading, waive the public hearing, and schedule the second and final reading for the February 24th, 2025 City Council Meeting.

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, Councilor Wright

Absent: Councilman Soltis

Motion carried.

COUNCIL COMMENTS:

Councilman Mier expressed his congratulations to Lieutenant Brown on his recognition, thanked Treasurer Wittenberg for his presentation, and thanked Margene Scott for all the years she has promoted the Random Acts of Kindness Week. He stated he received an act of kindness from a neighbor who shoveled his snow and thanked him. It is Black History Month, please keep learning of all the contributions that black citizens have made over the years. Little League registration is open and remember to think Spring!

Mayor Pro Tem Bliss concurred with all the thanks given by Councilman Mier this evening. He announced that Councilwoman Scott will be at the Heritage Rooms as a special guest on March 8th from 10 a.m. to 1 p.m., please join us.

Councilor Wright expressed kudos to Lieutenant Brown and to the entire Fire Department for supporting and lifting each other up. As we celebrate Black History Month, challenge yourself to take the opportunity to have the uncomfortable conversations and get to know your neighbors; this is a time to reflect and acknowledge contributions. We have more in common than differences. He stated that there are a lot of people that have concerns about what is happening currently in our government and he does as well. He is hosting a Conversation with Quinn - office hours at the library - please come out. Remember to be kind, remember to connect and it is okay to have uncomfortable conversations we are better off for them.

Assistant City Attorney Burns had no comments this evening.

City Manager Marsh stated that tax due date is March 14th; however, after the 14th, the City will be collecting taxes with a penalty for two weeks. She noted that there is a new law that requires a minimum space allowance between cars and snow plows, so please give them the required space that they need to operate safely. She stated that fireworks are a trigger for some of our residents and pets, and while the fireworks for the Festival in the Park are locked in for this year, options for a drone show will be going out for bid next year. Initial costs look like a drone show may be \$10,000 more, but the details need to be examined further. Currently, the City's firework show last approximately 20 minutes and we will be looking for something comparable for a drone show.

Deputy City Manager/City Clerk Rottmann had no comments this evening.

Councilor Rohrbach stated that there will be a Lunar New Year Festival Lantern Parade at Lao Pot this Wednesday from 5:30 p.m. to 7:30 p.m. It will be a fun activity to participate in and nice community event, so please come out and participate.

Councilman Fleming stated his congratulations on Lieutenant Brown's hard work and for all the things he has done to make our department one of the bests. February 22nd opening day Tiger Spring training. He encouraged all to visit the Charles H. Wright Museum to celebrate Black History Month, noting they have a lot of information available.

Mayor Grafstein stated thank you to Lieutenant Brown for everything that he does for our community and our Fire Department and noted that we are lucky to have him. Taxes are due March 14th. If you have any questions for Council, please feel free to contact us. You can contact us via email or call, so please reach out. Our next Council meeting is February 24th.

ADJOURNMENT:

Having no further business, Mayor Grafstein adjourned the meeting at 8:10 p.m.



AGENDA ITEM SUMMARY FORM

MEETING DATE: 2/24/25

PREPARED BY: Melissa Marsh, City Manager

AGENDA ITEM CONTENT: Board and Commission 2025 Work Plans

AGENDA ITEM SECTION: Reports

BUDGETED AMOUNT:

FUNDS REQUESTED:

FUND:

EXECUTIVE SUMMARY:

Work Plans for the 2025 Calendar year have been submitted for the following boards:

Art Board
Crime Commission
Human Relations and Equity Commission
Historical Commission
Library Advisory Board

RECOMMENDATION:

It is recommended that City Council approve the plans that meet their expectations. If plans do not meet Council's expectations for 2025 activity it is recommended that those plans be sent back to the Board or Commission with directions for revision.

City of Madison Heights

Calendar Year 2025 Board and Commission Work Plan

Board and Commission: Arts Board

The Purpose of the Arts Board is to advise the City Council of the needs of the artistic and cultural community, actively encourage programs for the cultural enrichment of the community, including, but not limited to, exhibitions, displays, performances, events, instruction, and other projects. Also, engage community members and local businesses to build a flourishing and vibrant art and cultural environment.

1. Increase Visual Art

- A. Continue to encourage the placement of murals across the City **(Ongoing)**
- B. Increase high school art involvement through various programs **(Ongoing)**
- C. Offer Closed Captioning/General Accessibility on all activities **(Ongoing)**
- D. Offer hands-on artistic programs. **(Ongoing)**
- E. Select locations for the DIA Inside|Out outdoor art exhibit **(Complete, pending additional program details)**

2. Cultural Community Involvement

- A. Partner with the HREC in hosting the annual Pride Picnic **(June 2024)**
- B. Continue to host the Skelebration Trail **(October 2024)**
- C. Attend City-sponsored events and offer “Art Activities” **(Year Round, Festival in the park, Juneteenth, Tree lighting)**
- D. Work with the DDA to ensure Arts are incorporated in future projects **(Ongoing)**
- E. Partner with other groups to bring Arts and Culture to events **(Ongoing)**
- F. Plan a successful annual fundraiser **(Arts Prom/Gala - 5/16/25)**
- G. Increase community engagement across all ages **(Ongoing)**

3. Performance Art

- A. Host the annual Trail Tunes festival **(9/6/25)**
- B. Host interactive Arts events such as: Improv, Poetry Slam, Open Mic, and Karaoke **(On Going)**
- C. Host Madison Heights’ first-ever Summer Concert Series at the Bandshell **(July-August 2025)**
- D. Encourage the use of Bandshell.

Goal	Project	Timeline
Visual Art	High Schooler Art Exhibit	May
Visual Art	DIA Inside Out Program	May 2025-September 2025
Visual Art	Plan activities around the Inside Out Program	May 2025-September 2026
Cultural Community Involvement	Arts Prom 2025	5/16/2025
Cultural Community Involvement	Arts and Pride	6/22/2025
Cultural Community Involvement	Disability Pride Month Event	July
Visual Art	Civic Center Hopscotch Mural	Summer
Performance Art	Karaoke Night	Summer
Performance Art	Line Dancing Under the Stars	Summer
Performance Art	Summer Concert Series	July-August
Performance Art	Trail Tunes	9/6/2025
Performance Art	Baile Folklorico Performance	September
Cultural Community Involvement	Skelebration Trail	October
Visual Art	Arts Board 70th Anniversary Merchandise	Ongoing
Performance Art	Broadway Karaoke Dance Party	Ongoing
Cultural Community Involvement	Attend Festival in the Park, Juneteenth, and the Tree Lighting	Various

Madison Heights Crime Commission 2025 Work Plan

Name of Goal/ Project	Benefit if completed	Timeline for completion	Resources needed	Measure of success
Crime Prevention Campaign	To educate the public on how to protect themselves from a crime	Spring 2025	Social Media Accounts	Number of people who commented on, liked the post or shared the post
Police Department Bike Rodeo	Educate Public to Bicycle Safety	June 2025	Educational Materials / Additional Vendors and more bicycle groups	Report from Police Chief on Success of the event
Police Dog Demonstration	To educate the public on the importance of the police K-9 units	Fall 2025	Location needed to host event and additional department s to bring their K-9 unit	Number of people attending the events and report from Police Chief on Success of the event

Historical Commission Work Plan 2025

Item 7.

Name of Project, Goal	Experiencing Madison Heights for its 70 th Anniversary	Naming Madison Heights	Digitizing Madison Heights
Benefit if completed	Improve the Heritage Rooms experience, including reenactments and school lessons	Bring awareness and recognition to founders and pioneers	Preserve history
Resources Needed	Advertising, Physical Space	Display	Money, Audio/Video Equipment
Committee	Ballantine, Wright, Scott	Bliss, Scott, Kehoe, Covert	Fleming, Bliss, Suiter
Measures of Success	Increase attendance in Heritage Rooms	Annually recognizing founders and notable people from the city	Increase digital copies of museum items
Priority	1	2	3
January Update			
April Update			
October Update			

Board and Commission Work Plan Guidelines and Process

The City Council will vote on the board and commission work plans annually. Work plans are due by January each year and should consist of up to three priorities. The City Council will ask the Board or Commission Chair to present the work plan to the City Council.

- Review purpose of the Board or Commission: The Historical Commission works to collect and preserve historical material relating to the history of the City and surrounding area.
- Discuss any City Council priorities for the Board or Commission: Library Exhibit Room.
- Discuss existing and possible projects, priorities, and goals. Order from high priority to low priorities.
- Finalize work plan for City Council review.
- Use approved work plan as a guide to focus the board and commission work throughout the term of the work plan. (Initially 1 year for 2023 and 2 years after that with updates after the first year.)
- Present report to the City Council annually and include: List of priorities, projects, and goals; Status updates; If items are not complete, include why and any other additional details to share with the Council.

Library Advisory Board Work Plan 2025

Name of Project, Goal	Library Policy Review	Expand Tween Events
Benefit	Resident input on library policies	More activities for grades 5-8 in community
Subcommittee Members	Chair May, Mentzer, Scott, Verdun-Morris	Chair Mentzer, Hill, Nagle
Resources Needed		Space, Snacks, Books
2024-2025 Measures of Success	Review of one policy quarterly	Participation Numbers
Priority	1	2
January Update		
April Update		
July Update		
October Update		

Board and Commission Work Plan Guidelines and Process

The City Council will vote on the board and commission work plans annually. Work plans are due by January each year and should consist of up to three priorities. The City Council will ask the Board or Commission Chair to present the work plan to the City Council.

- Review purpose of the Board or Commission (from Code of Ordinances)
 - The board shall study and make a written recommendation to the city council concerning short and long-term improvements to the city's library system, including:
 - (A) To analyze the community's library service needs including but not limited to physical space, technological requirements, staffing, and hours of operation; and
 - (B) When appropriate, generate a report outlining goals and objectives and a related plan (including timelines and cost) for implementation.
 - The board exists to promote an outstanding library program for the citizens of the city. In pursuit of this objective, it shall serve as:
 - (A) A forum for the careful consideration of policy matters related to the operation of the library system; and
 - (B) A voice for the department in the community and a voice for the community in the department; and
 - (C) An advisor to the director when requested by him/her; and
 - (D) A recommending body to the city council on matters of general department policy.
- Discuss any City Council priorities for the Board or Commission.
- Discuss existing and possible projects, priorities, and goals. Order from high priority to low priorities.
- Finalize work plan for City Council review.
- Use approved work plan as a guide to focus the board and commission work throughout the term of the work plan. (Initially 1 year for 2023 and 2 years after that with updates after the first year.)
- Present report to the City Council annually and include: List of priorities, projects, and goals; Status updates; If items are not complete, include why and any other additional details to share with the Council.

**MADISON HEIGHTS HUMAN RELATIONS AND EQUITY COMMISSION
2025 WORK PLAN**

Item 7.

Name of Project, Goal	Benefit if completed	Timeline for Completion	Resources needed (staff support, subcommittee, fundraising)	Measure of Success	Priority
Revin' in the Heights	Cross-cultural engagement & appreciation.	September 13, 2025 (inclement weather date TBD).	Subcommittee, fundraising, trailer, tents, chairs, tables.	Attendance and meaningful community engagement.	High
Accessibility	Improved quality of life for disabled community members.	End of Year	Subcommittee	Meaningful community engagement.	Medium
Food insecurity	Address food insecurity.	End of Year	Subcommittee	Identified and made an impact on food security.	Medium
Cultural Celebrations	Participation in cultural celebrations, including but not limited to, Juneteenth and Pride Month.	End of Year	Subcommittee	Community participation.	Medium
Book Club	Increase exposure to different viewpoints and cultures to individuals in Madison Heights and beyond.	End of Year	Coordinate with Library Coordinator	Continue to see interest in the book club book based on circulation and attendance.	Medium



AGENDA ITEM SUMMARY FORM

MEETING DATE: 2/24

PREPARED BY: Sean P. Ballantine, Director of Public Services

AGENDA ITEM CONTENT: Director of Public Services - Bid Award - 2025 Water main Pipe and Parts

AGENDA ITEM SECTION: Bid Awards/Purchases

BUDGETED AMOUNT: \$858,000

FUNDS REQUESTED: \$407,409.21

FUND: 592-901-9731-000

EXECUTIVE SUMMARY:

In anticipation of the upcoming 2025 proposed water main replacement projects, DPS Staff and Purchasing prepared and posted Invitation to Bid (ITB) #MH-1073 "2025 Water Main Replacement Pipe and Parts" on the MITN online cooperative bidding system (www.mitn.info). On February 3, 2025, the City received three sealed bids for the above-referenced project by the 11:00 am deadline. The bids were opened and tabulated, and at the completion of the bid analysis, including verification of pricing, product bid, and unit pricing for all items, Core & Main submitted the lowest complete qualifying bid for a total estimated project amount of \$407,409.21 (please see the attached bid tab).

RECOMMENDATION:

Staff recommends that Council award the bid for the 2025 water main replacement pipe and parts to the lowest responsible bidder who bid on all items listed, Core & Main, of Shelby Township, Michigan, for the unit prices specified. This represents a total estimated project cost of \$407,409.21, and funds are budgeted and available for this purchase. Staff also requests that the Council motion include extending this bid to the upcoming proposed stand-alone water main projects at the unit prices identified, subject to FY 2025-26 Budget approval.

MEMORANDUM

Item 8.

DATE: February 16, 2025

TO: Melissa R. Marsh, City Manager

FROM: Chris Woodward, Public Works Supervisor
Sean P. Ballantine, Director of Public Services

SUBJECT: Bid Award – 2025 Water Main Replacement Pipe and Parts

In anticipation of the upcoming 2025 proposed water main replacement projects, DPS Staff and Purchasing prepared and posted Invitation to Bid (ITB) #MH-1073 “2025 Water Main Replacement Pipe and Parts” on the MITN online cooperative bidding system (www.mitn.info). On February 3, 2025, the City received three sealed bids for the above-referenced project by the 11:00 am deadline. The bids were opened and tabulated, and at the completion of the bid analysis, including verification of pricing, product bid, and unit pricing for all items, Core & Main submitted the lowest complete qualifying bid for a total estimated project amount of \$407,409.21 (please see the attached bid tab).

Core & Main, is our current supplier of water main repair parts, and has also been the low bid for many of our water main replacement projects over the years. DPS continues to have a positive long-standing business relationship with Core & Main, who have consistently provided responsive service, and offer a vast portfolio of high quality parts and materials. As with past bids, it remains in the City’s best interest to award a project bid to a sole bidder as opposed to splitting the bid, in order to streamline the ordering and inventory management process, and ensure timely project completion.

Staff recommends that Council award the bid for the 2025 water main replacement pipe and parts to the lowest responsible bidder who bid on all items listed, Core & Main, of Shelby Township, Michigan, for the unit prices specified. This represents a total estimated project cost of \$407,409.21, and funds are budgeted and available for this purchase. Staff also requests that the Council motion include extending this bid to the upcoming proposed stand-alone water main projects at the unit prices identified, subject to FY 2025-26 Budget approval.

City of Madison Heights
Department of Public Services
801 Ajax Drive
Madison Heights, Michigan 48071

TABULATION OF BIDS
2025 WATER MAIN PROJECTS - PIPE & PARTS

CITY OF MADISON HEIGHTS
DEPARTMENT OF PUBLIC SERVICES

				Ferguson Waterworks 24425 Schoenherr Road Warren, MI, 48089		Core & Main 6575 23 Mile Road Shelby Twp., MI, 48316		Etna Supply 4901 Clay Avenue Grand Rapids, MI, 49548	
ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	12" C900 DR14 PVC	200	FT	\$ 49.50	\$ 9,900.00	\$ 48.58	\$ 9,716.00	\$ 51.55	\$ 10,310.00
2	8" C900 DR14 PVC	4,400	FT	\$ 22.50	\$ 99,000.00	\$ 22.55	\$ 99,220.00	\$ 23.90	\$ 105,160.00
3	6" C900 DR14 PVC	240	FT	\$ 13.00	\$ 3,120.00	\$ 13.09	\$ 3,141.60	\$ 13.90	\$ 3,336.00
4	5 Gallon Pipe Lube	1	EA	\$ 55.00	\$ 55.00	\$ 76.35	\$ 76.35	\$ 98.00	\$ 98.00
5	12" Valve 8RW12 MJ VLV OR	2	EA	\$ 2,465.00	\$ 4,930.00	\$ 2,450.21	\$ 4,900.42	\$ 2,543.00	\$ 5,086.00
6	8" Valve 8RW12 MJ VLV OR	13	EA	\$ 1,250.00	\$ 16,250.00	\$ 1,241.81	\$ 16,143.53	\$ 1,288.00	\$ 16,744.00
7	6" Valve 8RW12 MJ VLV OR	12	EA	\$ 776.00	\$ 9,312.00	\$ 771.24	\$ 9,254.88	\$ 800.00	\$ 9,600.00
8	1040Z Frame 7"	15	EA	\$ 313.50	\$ 4,702.50	\$ 311.61	\$ 4,674.15	\$ 323.00	\$ 4,845.00
9	1040A Cover w/MH Water Logo	15	EA	\$ 224.50	\$ 3,367.50	\$ 223.14	\$ 3,347.10	\$ 231.00	\$ 3,465.00
10	60" Dia. x 8" Concrete Gate Well Base	15	EA	\$ 2,760.00	\$ 41,400.00	\$ 354.38	\$ 5,315.70	No Bid	
	48" Dia. x 3" Gate Well Bottom Section with							No Bid	
11	(2) Doghouse Openings	15	EA	\$ -	\$ -	\$ 645.57	\$ 9,683.55	No Bid	
12	48" Dia. x 2" Eccentric Gate Well Cone	15	EA	\$ -	\$ -	\$ 322.88	\$ 4,843.20	No Bid	
13	48" Dia. x 1" Grooved Gate Well Flattop	15	EA	\$ -	\$ -	\$ 402.94	\$ 6,044.10	No Bid	
								No Bid	
14	96 Brick MHC State of MI Spec Manhole	4	PALLET	\$ 288.00	\$ 1,172.00	\$ 446.40	\$ 1,785.60	No Bid	
15	96 Block 246 Manhole 24"x6"	4	PALLET	\$ 201.60	\$ 806.40	\$ 321.60	\$ 1,286.40	No Bid	
16	94 pound Bag of Cement	2	PALLET	\$ 19.00	\$ 1,330.00	\$ 654.80	\$ 1,309.60	No Bid	
17	Bag of Mortar	2	PALLET	\$ 7.00	\$ 588.00	\$ 465.75	\$ 931.50	No Bid	
18	EJ Fire Hydrant - 5BR250 (4.5' DOB)	12	EA	\$ 3,150.00	\$ 37,800.00	\$ 3,130.76	\$ 37,569.12	\$ 3,249.00	\$ 38,988.00
19	EJ Fire Hydrant - 5BR250 (5' DOB)	12	EA	\$ 3,212.00	\$ 38,544.00	\$ 3,191.25	\$ 38,295.00	\$ 3,312.00	\$ 39,744.00
20	EJ Fire Hydrant - 5BR250 (5.5' DOB)	12	EA	\$ 3,272.00	\$ 39,264.00	\$ 3,251.74	\$ 39,020.88	\$ 3,374.00	\$ 40,488.00
21	D-Box Assembly (without lid)	12	EA	\$ 268.00	\$ 3,216.00	\$ 241.07	\$ 2,892.84	\$ 273.35	\$ 3,280.20
22	D-Box Lid " w/MH Water Logo	12	EA	\$ 36.00	\$ 432.00	\$ 35.90	\$ 430.80	\$ 310.40	\$ 3,724.80
23	24" D-Box Extension	2	EA	\$ 85.50	\$ 171.00	\$ 85.30	\$ 170.60	\$ 88.00	\$ 176.00
24	12" MJ Cap DI	2	EA	\$ 179.00	\$ 358.00	\$ 180.57	\$ 361.14	\$ 184.35	\$ 368.70
25	8" MJ Cap DI	16	EA	\$ 123.00	\$ 1,968.00	\$ 123.85	\$ 1,981.60	\$ 126.45	\$ 2,023.20
26	6" MJ Cap DI	2	EA	\$ 80.00	\$ 160.00	\$ 79.90	\$ 159.80	\$ 81.55	\$ 163.10
27	12" MJ Plug DI	6	EA	\$ 274.00	\$ 1,644.00	\$ 276.45	\$ 1,658.70	\$ 282.25	\$ 1,693.50
28	8" MJ Plug DI	12	EA	\$ 132.00	\$ 1,584.00	\$ 132.63	\$ 1,591.56	\$ 135.50	\$ 1,626.00
29	6" MJ Plug DI	2	EA	\$ 93.00	\$ 186.00	\$ 93.49	\$ 186.98	\$ 95.45	\$ 190.90
30	12" MJ 45 Bend DI	2	EA	\$ 447.00	\$ 894.00	\$ 451.43	\$ 902.86	\$ 460.90	\$ 921.80
31	8" MJ 45 Bend DI	12	EA	\$ 179.00	\$ 2,148.00	\$ 180.57	\$ 2,166.84	\$ 184.35	\$ 2,212.20
32	12" MJ 22.5 Bend DI	2	EA	\$ 360.00	\$ 760.00	\$ 363.51	\$ 767.02	\$ 391.50	\$ 783.00
33	8" MJ 22.5 Bend DI	8	EA	\$ 176.00	\$ 1,408.00	\$ 177.38	\$ 1,419.04	\$ 181.10	\$ 1,448.80
34	12" MJ 11.25 Bend DI	2	EA	\$ 360.00	\$ 720.00	\$ 363.54	\$ 727.08	\$ 371.15	\$ 742.30
35	8" MJ 11.25 Bend DI	4	EA	\$ 160.00	\$ 640.00	\$ 161.40	\$ 645.60	\$ 164.70	\$ 658.80
36	12"x12" MJ Tee DI	4	EA	\$ 723.00	\$ 2,892.00	\$ 730.26	\$ 2,921.04	\$ 745.60	\$ 2,982.40
37	12"x8" MJ Tee DI	2	EA	\$ 549.00	\$ 1,098.00	\$ 554.49	\$ 1,108.98	\$ 566.15	\$ 1,132.30
38	12"x6" MJ Tee DI	1	EA	\$ 520.00	\$ 520.00	\$ 524.93	\$ 524.93	\$ 535.95	\$ 535.95
39	8"x8" MJ Tee DI	15	EA	\$ 328.00	\$ 4,920.00	\$ 331.58	\$ 4,973.70	\$ 338.55	\$ 5,078.25
40	8"x6" MJ Tee DI	12	EA	\$ 277.00	\$ 3,324.00	\$ 279.64	\$ 3,355.68	\$ 285.50	\$ 3,426.00
41	6"x6" MJ Tee DI	1	EA	\$ 222.00	\$ 222.00	\$ 223.72	\$ 223.72	\$ 228.40	\$ 228.40
42	12" x 12" x 8" x 8" DI Cross	1	EA	\$ 645.00	\$ 645.00	\$ 651.96	\$ 651.96	\$ 665.65	\$ 665.65
43	6" MJ Megalug for PVC Pipe	50	EA	\$ 38.00	\$ 1,900.00	\$ 38.53	\$ 1,926.50	\$ 38.70	\$ 1,935.00
44	8" MJ Megalug for PVC Pipe	150	EA	\$ 56.00	\$ 8,400.00	\$ 57.01	\$ 8,551.50	\$ 57.30	\$ 8,595.00
45	12" MJ Megalug for PVC Pipe	12	EA	\$ 110.00	\$ 1,320.00	\$ 113.28	\$ 1,359.36	\$ 113.85	\$ 1,366.20
46	6" MJ Gasket	50	EA	\$ 7.50	\$ 375.00	\$ 5.00	\$ 250.00	\$ 6.30	\$ 315.00
47	8" MJ Gasket	150	EA	\$ 8.00	\$ 1,200.00	\$ 6.39	\$ 958.50	\$ 6.75	\$ 1,012.50
48	12" MJ Gasket	12	EA	\$ 13.00	\$ 156.00	\$ 10.28	\$ 123.36	\$ 10.15	\$ 121.80
49	3/4"x3.5" T-Head Bolt n Nut Coated	8	EA	\$ 475.00	\$ 3,800.00	\$ 456.25	\$ 3,650.00	\$ 437.50	\$ 3,500.00
50	3/4"x4" T-Head Bolt n Nut Coated	1	EA	\$ 425.00	\$ 425.00	\$ 500.00	\$ 500.00	\$ 625.00	\$ 625.00
51	56" Curb Box	164	EA	\$ 42.50	\$ 6,970.00	\$ 42.37	\$ 6,948.68	\$ 48.40	\$ 7,937.60
52	3/4" Curb Stop CFxCF	122	EA	\$ 20.00	\$ 2,440.00	\$ 77.90	\$ 9,503.80	\$ 79.45	\$ 9,692.90
53	3/4" Corp Stop CCxCR (150 PSI)	131	EA	\$ 38.00	\$ 4,978.00	\$ 37.58	\$ 4,922.88	\$ 36.00	\$ 4,716.00
54	3/4" 3pc Coupling CFxCF	125	EA	\$ 21.00	\$ 2,625.00	\$ 20.58	\$ 2,572.50	\$ 19.95	\$ 2,493.75
55	8"x3/4" CC DBL Saddle	131	EA	\$ 164.00	\$ 21,484.00	\$ 163.66	\$ 21,439.46	\$ 182.95	\$ 23,966.45
56	8"x1" CC DBL Saddle	1	EA	\$ 164.00	\$ 164.00	\$ 163.66	\$ 163.66	\$ 182.95	\$ 182.95
57	8"x1.5" CC DBL Saddle	1	EA	\$ 268.00	\$ 268.00	\$ 172.26	\$ 172.26	\$ 192.55	\$ 192.55
58	8"x2" CC DBL Saddle	1	EA	\$ 273.00	\$ 273.00	\$ 187.76	\$ 187.76	\$ 199.95	\$ 199.95
59	12"x3/4" CC DBL Saddle	1	EA	\$ 238.00	\$ 238.00	\$ 237.33	\$ 237.33	\$ 252.00	\$ 252.00
60	12"x1" CC DBL Saddle	1	EA	\$ 238.00	\$ 238.00	\$ 237.33	\$ 237.33	\$ 224.60	\$ 224.60
61	12"x1.5" CC DBL Saddle	1	EA	\$ 268.00	\$ 268.00	\$ 267.69	\$ 267.69	\$ 253.30	\$ 253.30
62	12"x2" CC DBL Saddle	1	EA	\$ 273.00	\$ 273.00	\$ 272.57	\$ 272.57	\$ 268.65	\$ 268.65
63	3/4" K Copper 60' Roll	15	EA	\$ 365.40	\$ 5,481.00	\$ 366.60	\$ 5,499.00	\$ 376.20	\$ 5,643.00
64	3/4" K Copper 100' Roll	2	EA	\$ 609.00	\$ 1,218.00	\$ 611.00	\$ 1,222.00	\$ 627.00	\$ 1,254.00
65	1" K Copper 60' Roll	1	EA	\$ 485.00	\$ 485.00	\$ 487.20	\$ 487.20	\$ 499.80	\$ 499.80
66	1" K Copper 100' Roll	1	EA	\$ 809.00	\$ 809.00	\$ 812.00	\$ 812.00	\$ 833.00	\$ 833.00
67	2" K Copper 60' Roll	1	EA	\$ 1,186.20	\$ 1,186.20	\$ 1,189.80	\$ 1,189.80	\$ 1,222.00	\$ 1,222.00
68	8"x12" Solid Sleeve	6	EA	\$ 176.00	\$ 1,056.00	\$ 177.38	\$ 1,064.28	\$ 181.10	\$ 1,086.60
69	5BR250 Hydrant Extension 6"	6	EA	\$ 329.00	\$ 1,974.00	\$ 327.42	\$ 1,964.52	\$ 339.00	\$ 2,034.00
70	5BR250 Hydrant Extension 12"	6	EA	\$ 379.00	\$ 2,274.00	\$ 376.91	\$ 2,261.46	\$ 390.00	\$ 2,340.00
71	6" Locking 90 Hydrant Elbow	8	EA	\$ 296.00	\$ 2,368.00	\$ 285.32	\$ 2,282.56	\$ 305.00	\$ 2,440.00
Total Bid:				\$ 416,653.60		\$ 407,409.21		\$ 397,129.85	
								(Incomplete)	

* Indicates that bid amount was corrected by the City

V. PRICING PAGE:**City of Madison Heights ITB #MH-1073:****Contractor:** Core & Main LP

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL
1	12" C900 DR14 PVC	FT	200	\$48.58	\$9,716.00
2	8" C900 DR14 PVC	FT	4,400	\$22.55	\$99,220.00
3	6" C900 DR14 PVC	FT	240	\$13.09	\$3,141.60
4	5 Gallon Pipe Lube	EA	1	\$76.35	\$76.35
5	12" Valve 8RW12 MJ VLV OR	EA	2	\$2,450.21	\$4,900.42
6	8" Valve 8RW12 MJ VLV OR	EA	13	\$1,241.81	\$16,143.53
7	6" Valve 8RW12 MJ VLV OR	EA	12	\$771.24	\$9,254.88
8	1040Z Frame 7"	EA	15	\$311.61	\$4,674.15
9	1040A Cover w/MH Water Logo	EA	15	\$223.14	\$3,347.10
10	60" Dia. x 8" Concrete Gate Well Base	EA	15	\$354.38	\$5,315.70
11	48" Dia. x 3' Gate Well Bottom Section with (2) Doghouse Openings	EA	15	\$645.57	\$9,683.55
12	48" Dia. x 2' Eccentric Gate Well Cone	EA	15	\$322.88	\$4,843.20
13	48" Dia. x 1' Grooved Gate Well Flattop	EA	15	\$402.94	\$6,044.10
14	96 Brick MHC State of MI Spec Manhole	PALLET	4	\$446.40	\$1,785.60
15	96 Block 246 Manhole 24"x6"	PALLET	4	\$321.60	\$1,286.40
16	94 pound Bag of Cement	PALLET	2	\$654.80	\$1,309.60
17	Bag of Mortar	PALLET	2	\$465.75	\$931.50
18	EJ Fire Hydrant - 5BR250 (4.5' DOB)	EA	12	\$3,130.76	\$37,569.12
19	EJ Fire Hydrant - 5BR250 (5' DOB)	EA	12	\$3,191.25	\$38,295.00
20	EJ Fire Hydrant - 5BR250 (5.5' DOB)	EA	12	\$3,251.74	\$39,020.88
21	D-Box Assembly (without lid)	EA	12	\$241.07	\$2,892.84
22	D-Box Lid * w/MH Water Logo *	EA	12	\$35.90	\$430.80
23	24" D-Box Extension	EA	2	\$85.30	\$170.60
24	12" MJ Cap DI	EA	2	\$180.57	\$361.14
25	8" MJ Cap DI	EA	16	\$123.85	\$1,981.60
26	6" MJ Cap DI	EA	2	\$79.90	\$159.80
27	12" MJ Plug DI	EA	6	\$276.45	\$1,658.70
28	8" MJ Plug DI	EA	12	\$132.63	\$1,591.56
29	6" MJ Plug DI	EA	2	\$93.49	\$186.98
30	12" MJ 45 Bend DI	EA	2	\$451.43	\$902.86
31	8" MJ 45 Bend DI	EA	12	\$180.57	\$2,166.84
32	12" MJ 22.5 Bend DI	EA	2	\$383.51	\$767.02
33	8" MJ 22.5 Bend DI	EA	8	\$177.38	\$1,419.04
34	12" MJ 11.25 Bend DI	EA	2	\$363.54	\$727.08
35	8" MJ 11.25 Bend DI	EA	4	\$161.40	\$645.60
36	12"x12" MJ Tee DI	EA	4	\$730.26	\$2,921.04
37	12"x8" MJ Tee DI	EA	2	\$554.49	\$1,108.98

V. PRICING PAGE (CONTINUED):**City of Madison Heights ITB #MH-1073:****Contractor:** Core & Main LPArithmetic Error,
corrected on bid
tab.

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL
38	12"x6" MJ Tee DI	EA	1	\$524.93	\$524.93
39	8"x8" MJ Tee DI	EA	15	\$331.58	\$4,973.70
40	8"x6" MJ Tee DI	EA	12	\$279.64	\$3,355.68
41	6"x6" MJ Tee DI	EA	1	\$223.72	\$223.72
42	12" x 12" x 8" x 8" DI Cross	EA	1	\$651.96	\$651.96
43	6" MJ Megalug for PVC Pipe	EA	50	\$38.53	\$1,926.50
44	8" MJ Megalug for PVC Pipe	EA	150	\$57.01	\$855.15
45	12" MJ Megalug for PVC Pipe	EA	12	\$113.28	\$1,359.36
46	6" MJ Gasket	EA	50	\$5.00	\$250.00
47	8" MJ Gasket	EA	150	\$6.39	\$958.50
48	12" MJ Gasket	EA	12	\$10.28	\$123.36
49	3/4"x3.5" T-Head Bolt n Nut Coated (125ct bucket)	BUCKET	8	\$456.25	\$3,650.00
50	3/4"x4" T-Head Bolt n Nut Coated (125ct bucket)	BUCKET	1	\$500.00	\$500.00
51	5'6" Curb Box	EA	164	\$42.37	\$6,948.68
52	3/4" Curb Stop CFxCF	EA	122	\$77.90	\$9,503.80
53	3/4" Corp Stop CCxCR	EA	131	\$37.58	\$4,922.98
54	3/4" 3pc Coupling CFxCF	EA	125	\$20.58\$	\$2,572.50
55	8"x3/4"CC DBL Saddle	EA	131	\$163.66	\$21,439.46
56	8"x1" CC DBL Saddle	EA	1	\$163.66	\$163.66
57	8"x1.5"CC DBL Saddle	EA	1	\$172.26	\$172.26
58	8"x2"CC DBL Saddle	EA	1	\$187.76	\$187.76
59	12"x3/4" CC DBL Saddle	EA	1	\$237.33	\$237.33
60	12"x1" CC DBL Saddle	EA	1	\$237.33	\$237.33
61	12"x1.5" CC DBL Saddle	EA	1	\$267.69	\$267.69
62	12"x2" CC DBL Saddle	EA	1	\$272.57	\$272.57
63	3/4" K Copper (60' Roll)	EA	15	\$366.60	\$5,499.00
64	3/4" K Copper (100' Roll)	EA	2	\$611.00	\$1,222.00
65	1" K Copper 60' Roll	EA	1	\$487.20	\$487.20
66	1" K Copper 100' Roll	EA	1	\$812.00	\$812.00
67	2" K Copper 60" Roll	EA	1	\$1,189.80	\$1,189.80
68	8"X12" Solid Sleeve	EA	6	\$177.38	\$1,064.28
69	5BR250 Hydrant Extension 6"	EA	6	\$327.42	\$1,964.52
70	5BR250 Hydrant Extension 12"	EA	6	\$376.91	\$2,261.46
71	6" Locking 90 Hydrant Elbow	EA	8	\$285.32	\$2,282.56
				TOTAL COST:	\$399,712.85

COMPANY INFORMATION:Company Name Core & Main LPPrinted Name/Title of Person Signing Bid Thomas FisherSignature *Thomas B Fisher*Address 6575 23 Mile Rd.Shelby Township, MI 48316Phone: 586-785-8851Fax: 586-323-8812Email Address: angela.caponi@coreandmain.com Date: 1/31/25

****SUBMIT ORIGINAL PROPOSAL ALONG WITH THREE COPIES IN A SEALED ENVELOPE MARKED ACCORDING TO SUBMITTAL GUIDELINES ALONG WITH QUALIFICATIONS QUESTIONNAIRE AND NON-COLLUSION AFFIDAVIT TO THE CITY OF MADISON HEIGHTS CLERK'S OFFICE BEFORE THE DEADLINE 11:00 A.M. ON FRIDAY, FEBRUARY 3, 2025. ALL OTHER ITEMS – CONTRACT, LABOR & MATERIALS BOND (IF NECESSARY) – WILL BE SUBMITTED AFTER APPROVAL OF THE CONTRACT.****

VI. Additional Extension Option - MITN:

The City of Madison Heights is a member of the Michigan Intergovernmental Trade Network (MITN) Purchasing Cooperative. If your company is awarded an item or a completed contract, the cooperative entities may wish to use this contract and will use a purchase order or contract for any or all of the item(s) awarded following minimum order/contract requirements set forth in the bid documents. Each entity will provide its own purchase order or contract and must be invoiced separately to the address on the purchase order/contract.

Currently, there are more than 100 agencies participating in the MITN Cooperative.

() If an award is made to _____
(Company Name)

it is agreed that the contract will be extended to members of MITN Purchasing Cooperative under the same prices, terms, and conditions.

Signature of Company Representative

~OR~

(☒) Our company Core & Main LP is NOT interested in extending this contract.
(Company Name)

Thomas B. Fisher

Signature of Company Representative

(For more information on the MITN cooperative, including a list of participating agencies, please go to www.MITN.info.)

VII. CITY OF MADISON HEIGHTS
QUALIFICATION QUESTIONNAIRE

Failure to completely fill out this form or failure to supply adequate information could result in disqualification of bidder.

Name of Bidder: Core & Main LP

Address of Bidder: 6575 23 Mile Rd. Shelby Township, MI 48316

Type of Business Entity: Limited Partnership (LP)
 (Example: Corporation, Partnership, etc.)

How Long Established: Since 2004

Names and Addresses of
 All Principals of Bidder: Stephen LeClair--CEO; Mark Witkowski--CFO

General Partner: Core & Main Intermediate GP, LLC

Limited Partner: Core & Main Midco, LLC

1830 Craig Park Ct., St. Louis, MO 63146

1. List all other Corporations, Partnerships, Assumed Names, and/or Businesses in which the above listed principals have an interest in any way, including but not limited to, ownership stockholder, employment, principal, officer or other business relationship.

None

2. List 3 current references from municipalities or public agencies familiar with the work performed by the Bidder and list the name, addresses and telephone number of a contact person.

City of Hazel Park--Steve Dubay 586-996-5552; 24211 Couzens Ave, Hazel Park, MI 48030

Clinton Township--Jason Mills 586-719-5360; 24230 Shook Rd., Clinton Township, MI 48035

City of Southgate--Phil Ferro 734-216-5486; 14719 Schafer Ct., Southgate, MI 48195

3. List 3 current references from private or non-public sources familiar with the work performed by the Bidder and list the name, address and telephone number of a contact person.

Merlo Construction--Cliff 248-452-1872; 4964 Technical Dr, Milford, MI 48381

Fanelli Construction- Tony 248-640-0526; 25239 Witherspoon Farmington Hills, MI 48335

Blue Ribbon Contracting- Jeff 248-909-1888; 11531 Monterey Dr, Belleville, MI 48111

4. List the names and address of all subcontractors the Bidder proposes to use on the project.

None

The undersigned verifies that the information contained herein is truthful and accurate and acknowledge that they are owners or agents of the Bidder.

Thomas B Fisher

**Bidder's or Authorized
Representative's Signature**

Title of Signatory

Thomas B Fisher

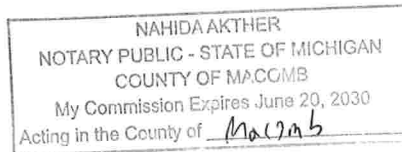
Bidder's Printed Name

Dated: 2/3/25

**Subscribed and sworn to before me on
This 3rd day of February, 2025.**

Nahida Akther

Nahida Akther Notary Public
Macomb County, Michigan



Macomb

NON-COLLUSION AFFIDAVIT**Return this completed form with your sealed bid.**

Thomas Fisher _____ being duly sworn deposes and says:

That he/she is District Manager
(state official capacity in firm)

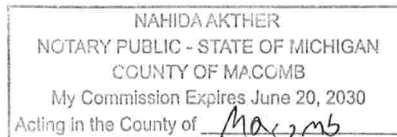
The party making the foregoing proposal or bid, that such bid is genuine and not collusion or sham; that said bidder has not colluded, conspired, connived, or agreed, directly or indirectly, with any bidder or person, to put in a sham bid or to refrain from bidding and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference, with any person, to fix the bid price of affiant or any other bidder, or to fix any overhead, profit, or cost element of said bid price or that of any other bidder, or to secure the advantage against the City of Madison Heights or any person interested in the proposed contract; and that all statements contained in said proposal or bid are true.

Thomas B Fisher
(Signature of person submitting bid)

Subscribed and sworn this 3rd day of February, 2025 before me, a Notary Public in and for said County.

Nahida Akther
Notary Public

My Commission Expires:

06-20-2030



AGENDA ITEM SUMMARY FORM

MEETING DATE: 02/24/25

PREPARED BY: Matt Lonnerstater, AICP

AGENDA ITEM CONTENT: Rezoning PRZN 24-02 (Ordinance 2202): 1357 W. 14 Mile Road- R-2 to B-2-
Second Reading

AGENDA ITEM SECTION: Ordinances

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

The applicant, Jim Tottingham, on behalf of the property owner, Debasish Mridha, requests to rezone one (1) parcel of land located at 1357 W. 14 Mile Road (TM# 44-25-02-101-056) from R-2, One-Family Residential district, to B-2, Community Business district. The subject parcel is approximately 2.3 acres in size and is improved with a 14,200 square foot building, previously occupied by a church, and an associated parking lot and accessory structure. The property is located on the south side of W. 14 Mile Road between Campbell Road and Stephenson Highway. The Planning Commission held a public hearing and recommended approval of the rezoning at their January 21st, 2025 meeting.

Note: The applicant originally applied to rezone the property to B-3, Regional Business district, and the public notice reflects the original application. However, upon further discussion with staff, the applicant has requested an alternative rezoning to the B-2, Community Business district in lieu of the B-3 district.

RECOMMENDATION:

Staff recommends that the City Council approve and adopt Ordinance # 2202 (PRZN 24-02) upon second reading.



MEMORANDUM

Date: February 14th, 2025
 To: City of Madison Heights City Council
 Meeting Date: February 24th, 2025
 From: Matt Lonnerstater, AICP – City Planner
 Subject: Rezoning Request PRZN 24-02 (Ord. 2202) – 1357 W. 14 Mile Road – R-2 to B-2.

Introduction

The applicant, Jim Tottingham, on behalf of the property owner, Debasish Mridha, requests to rezone one (1) parcel of land located at 1357 W. 14 Mile Road (TM# 44-25-02-101-056) from R-2, One-Family Residential district, to B-2, Community Business district. The subject parcel is approximately 2.3 acres in size and is improved with a 14,200 square foot building, previously occupied by a church, and an associated parking lot and accessory structure. The property is located on the south side of W. 14 Mile Road between Campbell Road and Stephenson Highway.

Note: The applicant originally applied to rezone the property to B-3, Regional Business district, and the public notice reflects the original application. However, upon further discussion with staff, the applicant has requested an alternative rezoning to the B-2, Community Business district in lieu of the B-3 district.

Planning Commission Action and Findings

At their January 21st, 2025 meeting, the Planning Commission held a public hearing and approved the following motion pertaining to the proposed rezoning:

Motion by Vice Chairperson Graettinger, seconded by Commissioner Oglesby, to recommend that City Council approve rezoning PRZN 24-02 of 1357 W. 14 Mile Road (parcel # 44-25-02-101-056) from R-2, One-Family Residential, to B-2, Community Business district, as supported by staff and as requested by the applicant in lieu of the original rezoning request to the B-3, Regional Business district. This recommendation of approval is made after the required public hearing, based upon the following findings:

(1) A rezoning to B-2 satisfies the map amendment review standards contained in Section 15.07 of the Zoning Ordinance. In particular, the Planning Commission finds that, in lieu of the originally-requested B-3 district, a rezoning to B-2 more satisfactorily addresses the following standards:

- *Compatibility of the site's physical, geological, hydrological and other environmental features with the uses permitted in the proposed zoning district.*
- *Compatibility of all the potential uses allowed in the proposed B-2 district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.*

- *Consistency with the goals, policies, and objectives of the Master Plan (including the Future Land Use Plan).*
- *The boundaries of the B-2 district will be reasonable in relationship to surrounding zoning districts, and construction on the site will be able to meet the dimensional regulations for the requested zoning district.*
- *The requested B-2 district is considered to be more appropriate from the city's perspective than the existing R-2 district and the B-3 district.*
- *Rezoning the land is considered to be more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use.*
- *The requested rezoning will not create an isolated or incompatible zone in the neighborhood.*
- *The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.*
- *The amendment will not be expected to result in exclusionary zoning.*

Ayes: Kalnasy, Bliss, Oglesby, Grafstein, Graettinger, Champagne

Nays:

Absent: Marsh, Sylvester

Motion carries

Background

The applicant requests a rezoning to B-2, Community Business district, to allow the existing building to be converted into a child day care center. Per the newly adopted Madison Heights Zoning Ordinance, child day care centers are permitted by-right within the requested B-2 zoning district. Although child day care centers could be permitted through the Special Land Use process under the current R-2 zoning district, a rezoning to B-2 would enable an administrative review and approval process for the proposed use and permit a range of commercial uses on the property if the child day care center were to cease operations.

If the rezoning to B-2 is approved, the applicant will need to submit a site plan to the Community and Economic Development Department for the proposed child day care center for administrative review and approval. Additional Planning Commission and City Council review would not be needed for the proposed use.

Street View of Property (Looking West)



Subject Parcel – Aerial View**Map Amendment (Rezoning) Review Standards**

Section 15.07 of the new Zoning Ordinance contains standards that the Planning Commission and City Council shall consider when reviewing and acting upon a rezoning request:

- (1) *Compatibility of the site's physical, geological, hydrological and other environmental features with the uses permitted in the proposed zoning district.*
- (2) *Compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.*
- (3) *Consistency with the goals, policies, and objectives of the Master Plan (including the Future Land Use Plan), and any sub-area or corridor plans. If conditions have changed since such plans were adopted, consistency with recent development trends in the area shall be considered.*
- (4) *The boundaries of the requested zoning district will be reasonable in relationship to surrounding zoning districts, and construction on the site will be able to meet the dimensional regulations for the requested zoning district.*

- (5) *The requested zoning district is considered to be more appropriate from the city's perspective than another zoning district.*
- (6) *If a rezoning is requested to allow for a specific use, rezoning the land is considered to be more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use.*
- (7) *The requested rezoning will not create an isolated or incompatible zone in the neighborhood.*
- (8) *The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.*
- (9) *That the amendment will not be expected to result in exclusionary zoning.*

These standards are touched upon throughout this memo.

Zoning and Land Use Considerations

Per the Zoning Ordinance, the intent of the existing R-2, One-Family Residential district is to, *“provide for one-family dwelling sites and residentially-related uses in keeping with the Master Plan of residential development in the City of Madison Heights.”*

The intent of the requested B-2, Community Business district is to, *“cater the needs of a larger consumer population than is served by the Neighborhood Business District and may be characterized by an integrated cluster of establishments served by a common parking area and generating large volumes of vehicular and pedestrian traffic. The B-2 district is intended along, and at the intersections of, major arterial streets.”*

The intent of the originally-requested B-3, Regional Business district is, *“to provide sites for large-scale commercial establishments that provide goods and services to local residents as well as residents of other surrounding communities. The B-3 District is generally grouped around major interstate highway interchanges, generating a considerable volume of vehicular traffic.”*

While the applicant intends to repurpose the existing building into a child day care center, the Planning Commission should consider all of the potential uses that could be developed on this site if it were to be rezoned to B-2. City Council should also consider the list of R-2 residential uses currently allowed on-site which would no longer be permitted in an B-2 district, as well as the uses permitted in the B-3 district requested in the original application. Some of these more intense uses and significant use departures are highlighted in the table below:

USE	R-2	B-2	B-3
CURRENT USE: Church (Religious Institution)	S	P	P
PROPOSED USE: Child Day Care Center	S	P	P
Residential Uses			
One-Family Dwelling	P		
Residential/Commercial Mixed-Use		P	P
Commercial Uses			
Auto Repair and Service		S	P
Auto Sales		S	S
Auto Wash			S
Banquet Halls		P	P
Commercial Kennels and Boarding Facilities		S	S

P = Permitted by Right S = Special Approval Required Blank = Not Permitted

USE	R-2	B-2	B-3
Drive-Through Facilities		P	P
General Retail		P	P
Hotels and Lodging		S	P
Indoor Recreation Business		P	P
Personal Service Establishments		P	P
Restaurants/Bars		P	P
Self-Storage Facility			S
Veterinary Clinic or Animal Grooming		P	P
Industrial Uses			
Contractor's Office		P	P
Industrial Tool and Equipment Sales, Rental, Service, Storage and Distribution		P	P

P = Permitted by Right S = Special Approval Required Blank = Not Permitted

The full Permitted Use Table is attached to this memorandum.

A rezoning to the B-2 district would permit a child day care center by right, similar to the B-3 district. However, the B-3 district permits a wider range of auto-oriented uses than the B-2 district. For example, auto washes are permitted in the B-3 district as a Special Land Use, but prohibited in the B-2 district. Additionally, auto repair and service uses are permitted by-right in the B-3 district but require Special Land Use approval in B-2.

Existing Land Use and Zoning

Existing adjacent land uses and zoning designations are denoted in the table below:

Existing Land Uses and Zoning

	Existing Land Use	Existing Zoning
Site	Vacant (church)	R-2, One Family Residential
North (across 14 Mile)	Office	O-1, Office (City of Troy)
South	Hotel	B-3, Regional Business
East	Drive-Through Restaurant	B-3, Regional Business
West	Strip Retail	B-1, Neighborhood Business

Adjacent land uses on 14 Mile Road consist primarily of general retail and auto-oriented retail. The subject parcel is sandwiched between the Campbell Corners strip mall, a hotel, and a stretch of auto-oriented uses including drive-through restaurants, a car wash, and a gas station. The land uses along the north side of 14 Mile Road (in Troy) consist of office and single-family residential.

Future Land Use and Master Plan

Adjacent future land uses, as envisioned by the 2021 Madison Heights Master Plan, are denoted in the table below:

Future Land Use

	Future Land Use
Site	Commercial
North (across 14 Mile)	21 st Century Industrial (City of Troy)
South	Commercial
East	Commercial
West	Commercial

The future land use designation of the subject site is *Commercial*. Per the Master Plan, the Commercial designation is a general designation that covers a broad range of goods and services. The Master Plan does not necessarily break down the commercial future land use category into more detailed sub-categories based on anticipated commercial intensity.

The stretch of 14 Mile Road from Campbell to John R is fully designated as Commercial in the Master Plan. The City of Troy designates the north side of 14 Mile Road as “21st Century Industrial” and Single-Family Residential.

Pertinent Goals & Objectives from the Master Plan include:

Community Character:

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

- Encourage entrepreneurship and growth for diverse businesses of all sizes to promote a balanced local economy.
- Provide 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.

Transportation

Per the 2021 Master Plan, this stretch of 14 Mile Road is designated as a principal arterial road which typically handles long-distance through-traffic for important traffic generators. Per SEMCOG, this stretch of 14 Mile Road accommodates approximately 23,000 vehicles per day, a fairly significant number of trips likely resulting due to proximity to the I-75 interchange.

Staff Discussion and Policy Analysis

The subject property is located mid-block along a busy section of 14 Mile Road. Traveling along 14 Mile Road from the west (Clawson/Royal Oak), the land uses transition from single-family residential to auto-oriented commercial near the I-75 interchange. The Campbell Corners strip mall to the west of the subject site is zoned B-1, Neighborhood Business, while properties to the south and east are zoned B-3, Regional Business.

Staff believes that the existing single-family zoning district is not appropriate for this site; a commercial designation would be better suited due to adjacent land uses and the intensity of vehicular traffic along 14 Mile Road. While the applicant had originally applied to rezone the property to B-3, staff believes that an alternative rezoning to the B-2, Community Business district may be more appropriate for the site. The B-2 district can serve as transition between the B-3 and B-1 districts along 14 Mile Road, allowing for a more natural transition to the residential uses to the west. The B-2 district allows child day care centers and a general mix of retail and professional service uses by-right, but does not permit, or at minimum restricts, the more intense auto-oriented uses permitted within the B-3 district, such as auto washes and auto repair. The applicant has provided a written email confirming their support of an alternate rezoning to the B-2 zoning district in lieu of B-3.

If the rezoning request is approved, any major redevelopment on the subject parcel would be subject to site plan approval through the administrative Technical Review Committee (TRC) and, if applicable, Special Land Use approval through the Planning Commission and City Council.

Next Step

Based on the recommendation of approval from the Planning Commission and their pertinent findings, staff recommends that City Council approve and adopt Ordinance #2202 (PRZN 24-02) upon second reading

Attachments

- *Draft Planning Commission Minutes – January 21st, 2025 Meeting*
- *Rezoning Application PRZN 24-02*
- *Compiled Maps*
- *Public Hearing Notice*
- *Section 15.07 – Zoning Ordinance Amendments (Map and Text)*
- *Section 3.06 – Permitted Use Table*
- *Section 3.08 – R-2 One-Family Residential District*
- *Section 3.15 – B-2 Community Business District*
- *Section 3.16 – B-3 Regional Business District*

ORDINANCE NO. 2202

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. 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:

T1N, R11E, SEC 2, PART OF NW 1/4 BEG AT PT DIST S 87-55-00 E 752.80 FT FROM NW SEC COR, TH S 87-55-00 E 218.80 FT, TH S 02-38-00 W 463.00 FT, TH N 87-55-00 W 218.80 FT, TH N 02-38-00 E 463.00 FT TO BEG. 2.33 A

PIN 44-25-02-101-056. 1357 W. 14 MILE ROAD

Shall be changed from R-2, ONE-FAMILY RESIDENTIAL, to B-2, COMMUNITY BUSINESS

SECTION 2. 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 3. This ordinance shall take effect ten (10) days after its adoption and upon publication.

Roslyn Grafstein
Mayor

Cheryl E. Rottmann
City Clerk

CERTIFICATION:

I, Cheryl Rottmann, the duly appointed City Clerk of the City of Madison Heights, County of Oakland, State of Michigan, do hereby certify that the foregoing is a true and correct copy of an Ordinance adopted by the Madison Heights City Council at their Regular Meeting held on _____, 2025.

Cheryl E. Rottmann
City Clerk

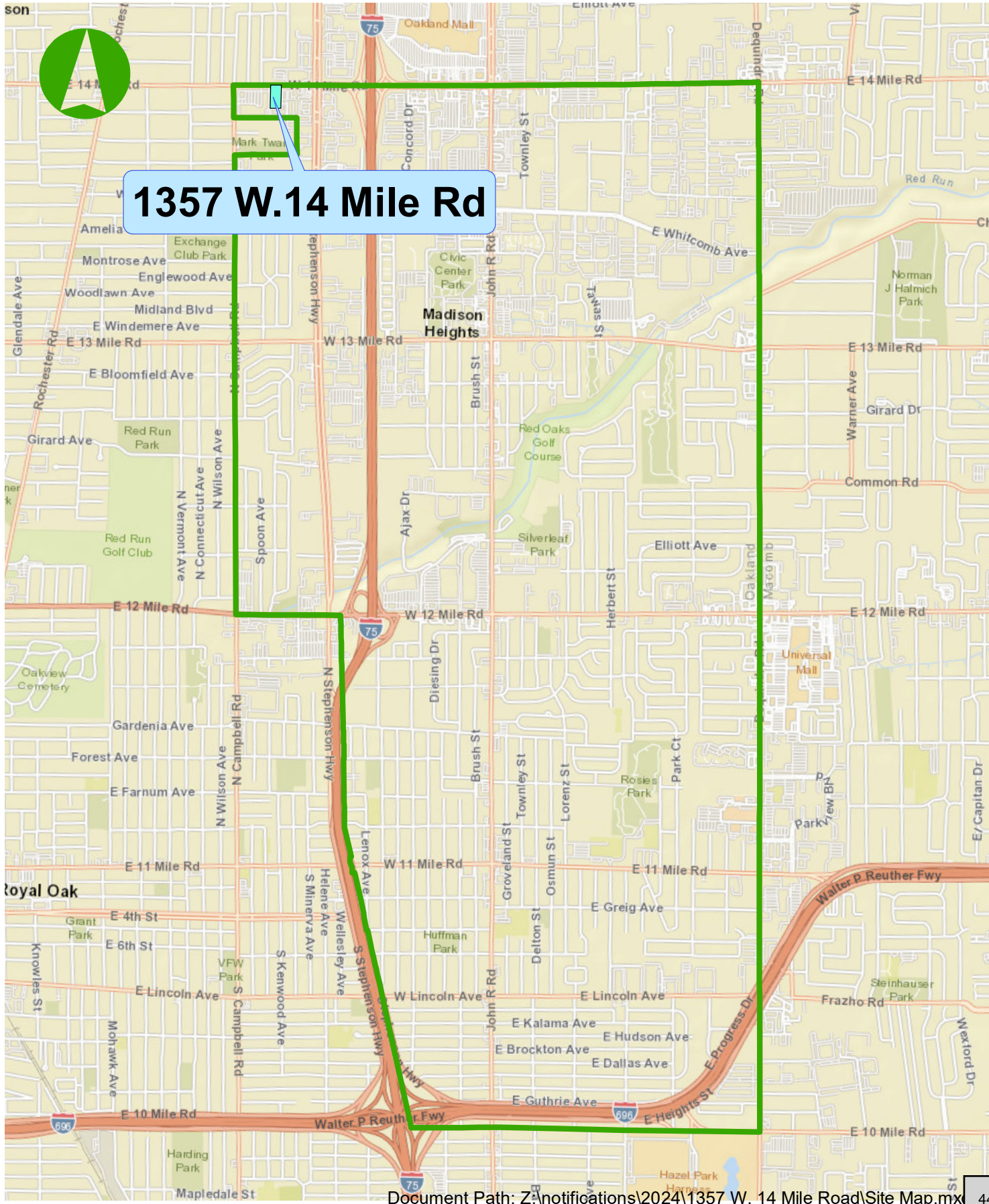
PUBLIC HEARING (PLANNING COMMISSION): January 21st, 2025

FIRST READING (CITY COUNCIL): February 10th, 2025

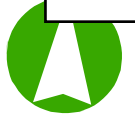
SECOND READING (CITY COUNCIL): February 24th, 2025

ADOPTED:
PUBLISHED:
EFFECTIVE:

DRAFT



Site Address: 1357 W. 14 Mile Road



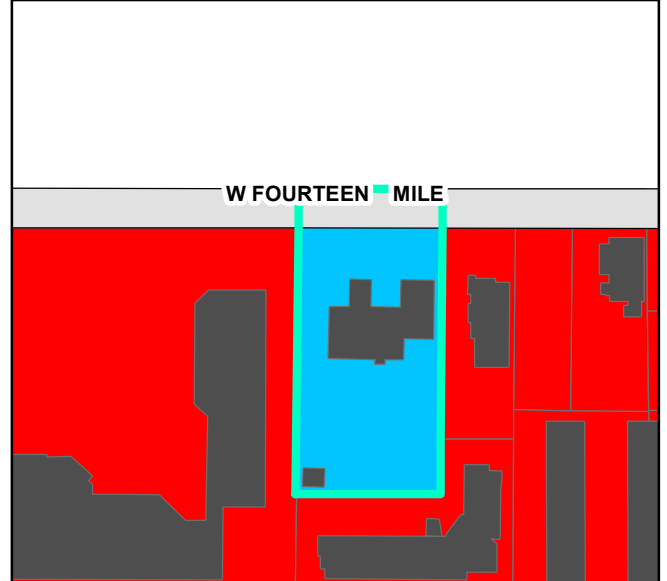
[Click for maps](#)


Aerial



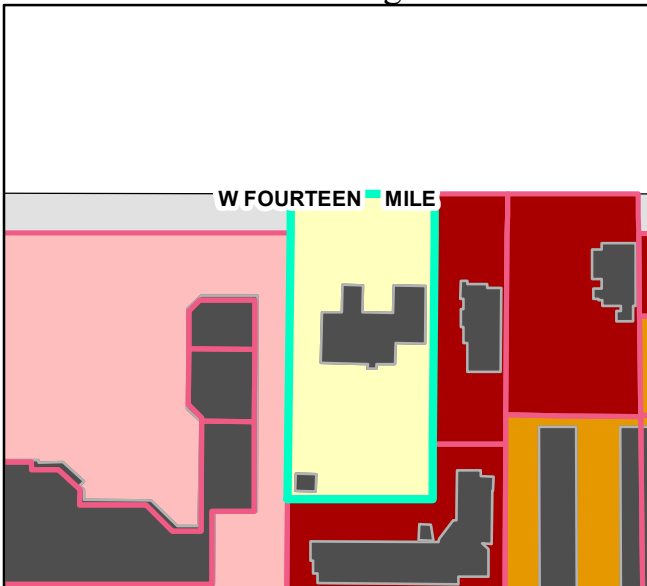
 1357 W.14 Mile Rd  Parcels


Existing Land Use



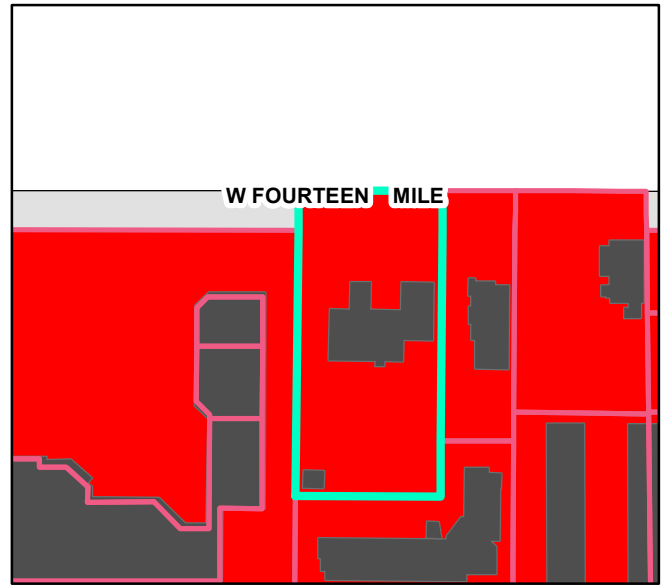
 1357 W.14 Mile Rd  Commercial
 Buildings  Quasi -Public





Zoning



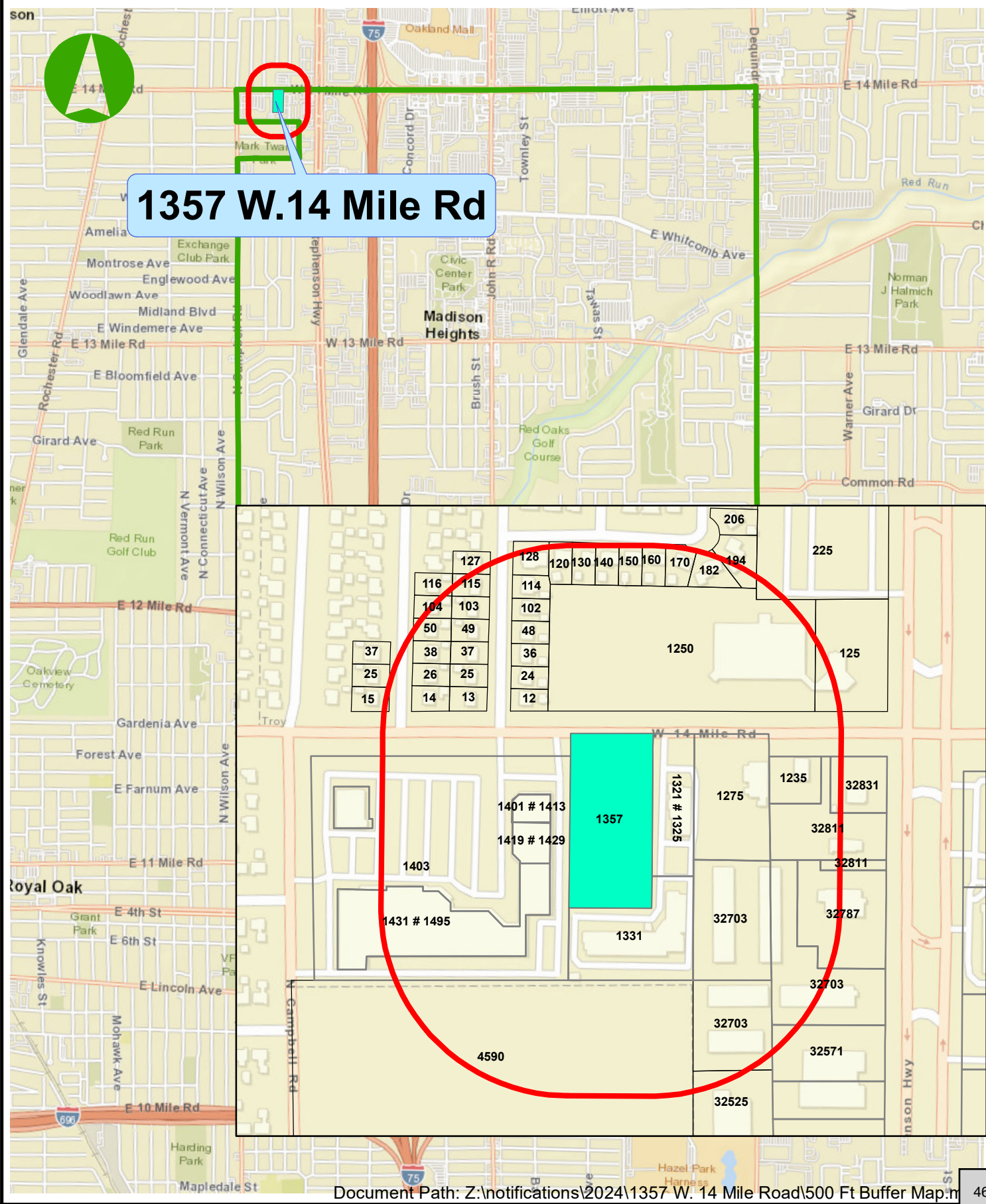
 1357 W.14 Mile Rd  Buildings
 H-R High Rise  B-1 Local Business
 R-2 Residential  B-3 General Business

Future Land Use



 1357 W.14 Mile Rd  Industrial
 Parcels  Commercial

PRZN CASE: 24- 02
BUFFER: 500 FT





CITY OF MADISON HEIGHTS
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
ZONING MAP AMENDMENT (REZONING) APPLICATION

I. APPLICANT INFORMATION

Applicant Jim Tottingham
Applicant Address 7 W square LK Rd
City Bloomfield Hills State MI ZIP 48302
Interest in Property (owner, tenant, option, etc.) Asset Manager
Contact Person Jim Tottingham
Telephone Number 248 722 0599 Email Address jt@soarve.com
call on Text

II. PROPERTY INFORMATION

Property Address(es) ~~700~~ 1357 W. 17 Mile Rd
Tax ID(s) 44-25-02-101-056 Zoning District _____
[PROVIDE SURVEYS AND LEGAL DESCRIPTIONS OF ALL PROPERTIES ON SEPARATE SHEETS]
Owner Name (if different than applicant) Mridha Interfaith Center
Debesish Mridha
Address 4705 Towne Centre Rd #201
City Saginaw State MI Zip 48604
Telephone Number 989 799 2770 Email Address mridead.com

III. CONSULTANT INFORMATION (IF APPLICABLE)

Name _____ Company _____
Address _____
City _____ State _____ Zip _____
Telephone Number _____ Email Address _____

REZONING APPLICATION

IV. NATURE OF REQUEST

☒ Standard Rezoning ☐ Rezoning with Conditions

Current Zoning Designation Res Proposed Zoning Designation Gen Business

V. PROJECT DESCRIPTION AND SCOPE OF WORK

Brief description explaining need for proposed map amendment:

Proposed Daycare

Required Attachments:

- ☒ **Plot Plan/Survey** specifying the boundaries of the site, with legal descriptions of all properties subject to the request.
- ☐ **Review Standards Response Form** (Standard Rezoning or Rezoning with Conditions Form)
- ☐ **For Rezoning with Conditions Only:** Rezoning with Conditions Agreement and, if proposed, Rezoning with Conditions Site Plan

VI. APPLICANT CERTIFICATION

I (we) the undersigned do hereby apply to the City of Madison Heights for review and approval of the above-described Map Amendment application. Applicant(s) and the property owner(s) do hereby consent to city staff to assess the property for purposes of evaluating the site for requested action(s).

Printed Name Jim Tottingham Signature [Signature] Date 12/6/24

VII. PROPERTY OWNER CERTIFICATION

IF YOU ARE NOT THE PROPERTY OWNER, YOU MUST HAVE THE PROPERTY OWNER PROVIDE A NOTARIZED SIGNATURE, BELOW, OR PROVIDE A NOTARIZED LETTER OF AUTHORIZATION OR NOTARIZED POWER OF ATTORNEY AUTHORIZING YOU TO ACT ON THEIR BEHALF.

Printed Name D. Mridha Signature [Signature] Date 12.6.2024

Notary for Property Owner:

Subscribed and sworn before me, this 6 day of DECEMBER, 2024

A Notary Public in and for SAGINAW County, Michigan.

Notary Name (Print): KATHRYN A. CHAUVETTE

Notary Signature: [Signature]

My Commission Expires: 1-11-2030

Notary Stamp

KATHRYN A. CHAUVETTE
NOTARY PUBLIC, STATE OF MI
COUNTY OF SAGINAW
MY COMMISSION EXPIRES Jan 11, 2030
ACTING IN COUNTY OF SAGINAW

STAFF USE ONLY [DO NOT ACCEPT INCOMPLETE APPLICATIONS]

FILING FEE (\$1,500): _____

REZONING NO.: PRZN # _____

DATE APPLICATION RECEIVED: _____

RECEIVED BY: _____

REZONING APPLICATION

STANDARD REZONING: RESPONSE FORM

Section 15.07.3.B of the Zoning Ordinance contains review standards/ criteria for standard map amendments. Please provide responses to the following review standards for consideration by staff, the Planning Commission, and City Council. (Provide additional sheets, if necessary).

- A. Describe how the site's physical, geological, hydrological and other environmental features are compatible with the uses permitted in the proposed zoning district.

Property is currently Master Planned for Gen. Business and is within the Guidelines of Madison Heights City Planning

- B. Describe how the uses permitted in the proposed zoning district are compatible with surrounding uses and zoning districts in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence on property values.

- C. Describe how the proposed zoning district is compatible with the goals, policies and objectives of the Madison Heights Master Plan (including the Future Land Use Plan) and any sub-area or corridor plans. If conditions have changed since such plans were adopted, describe how the proposed rezoning is consistent with recent development trends.

- D. Describe how the boundaries of the requested zoning district will be reasonable in relationship to surrounding districts and explain how construction on the site will be able to meet the dimensional regulations of the proposed district.

REZONING APPLICATION

- E. Describe how the requested zoning district is considered to be more appropriate for the site than the existing zoning district.

Property is Master Planned for
Gen. Business and is within the
Guidelines of Madison Heights City Planning.

- F. If a rezoning is requested to allow for a specific use, explain why rezoning the land is considered to be a more appropriate mechanism than amending the list of permitted or special land uses in the current zoning district to allow the use.

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- G. Describe how the requested rezoning will not create an isolated or incompatible zone in the neighborhood. Explain how the map amendment will not result in exclusionary zoning.

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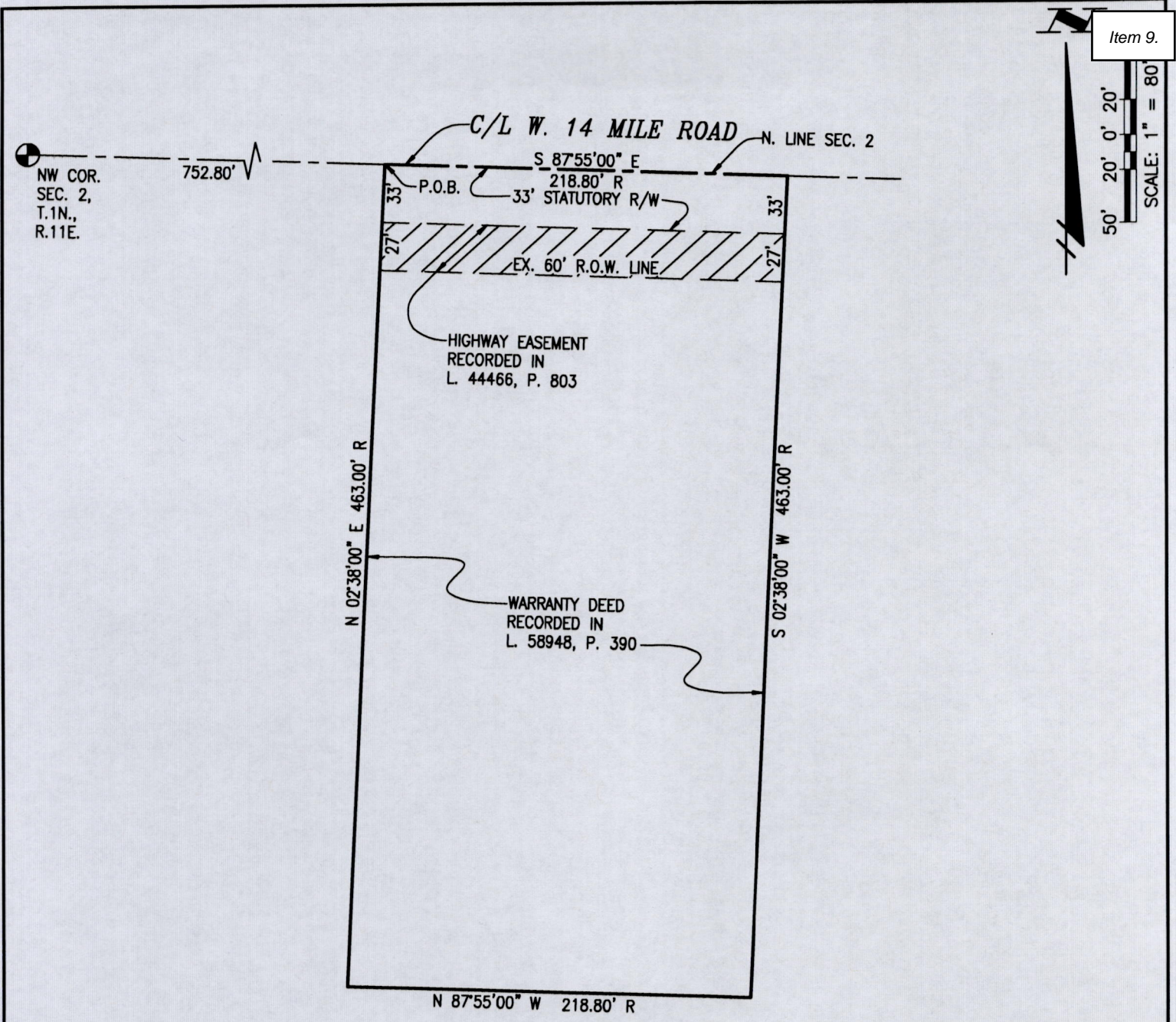
- H. Explain how the capacity of the street system will be able to safely and efficiently accommodate the expected traffic generated by the uses permitted in the requested zoning district.

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1357 W 14 Mile Road

Item 9.





LAND DESCRIPTION:

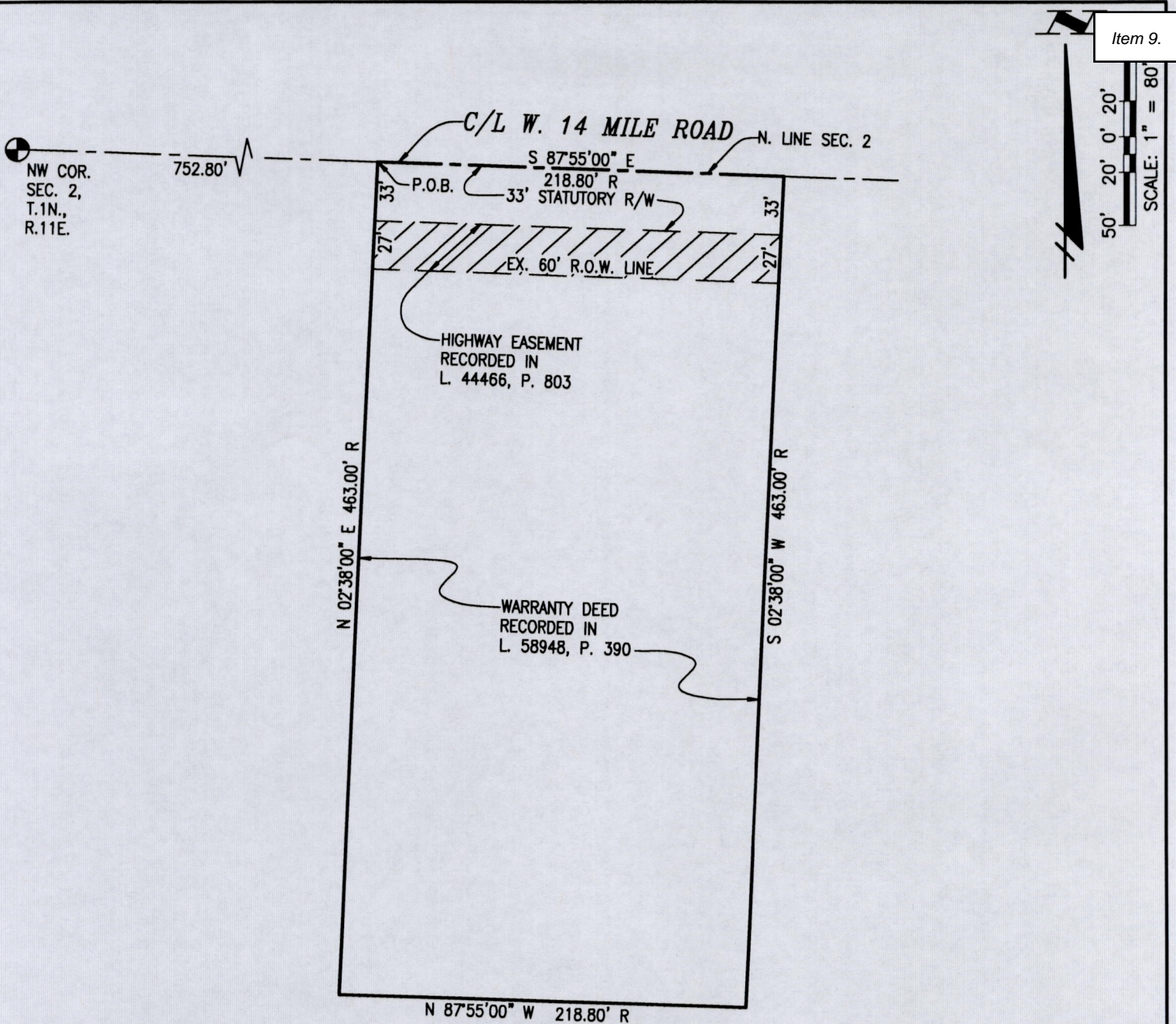
PART OF THE NORTHWEST 1/4 OF SECTION 2, TOWN 1 NORTH, RANGE 11 EAST, BEGINNING AT A POINT DISTANT SOUTH 87 DEGREES 55 MINUTES 00 SECONDS EAST 752.80 FEET FROM NORTHWEST SECTION CORNER; THENCE SOUTH 87 DEGREES 55 MINUTES 00 SECONDS EAST 218.80 FEET; THENCE SOUTH 02 DEGREES 38 MINUTES 00 SECONDS WEST 463.00 FEET; THENCE NORTH 87 DEGREES 55 MINUTES 00 SECONDS WEST 218.80 FEET; THENCE NORTH 02 DEGREES 38 MINUTES 00 SECONDS EAST 463.00 FEET TO BEGINNING.

SKETCH OF DESCRIPTIONS OF PARCEL NUMBER 25-02-101-056.

BEARINGS FOR THIS SURVEY ARE BASED ON THE WARRANTY DEED.

This survey is valuable and should be filed with the deed and abstract for this property.

<div><div>GRANT WARD SURVEYORS</div><div>REGISTERED LAND SURVEYORS 655 Broadway P.O. Box 440 Davisburg, Michigan 48350 Phone: (248) 634-0700 Email: GWS@TIR.COM</div></div>	<div>LEGEND: C - Calculated M - Measured R - Recorded S - Set FIP - Found Iron Pipe ● FIR - Found Iron Rod ◇ FM - Found Monument FPP - Found Pinch Pipe ○ SIRC - Set Iron Rod and Cap No. 22445</div> <div>Date: DECEMBER 7, 2024 Rev.: Job No.: 24-1202 Desc. File: 241202 Dwg.File: 241202.dwg Data File: 241202P Field Book: * Sheet: 1 of 1</div>	<div><div>STATE OF MICHIGAN GRANT J. WARD LAND SURVEYOR No. 22445</div><div>Grant J. Ward, R.L.S. License No. 22445</div></div>
<div>SURVEYORS CERTIFICATE: I, Grant J. Ward, Registered Land Surveyor, hereby certify to <u>MARK LYON, ATTY. ~ MRIDHA INTERFAITH CENTER;</u> that on <u>DECEMBER 4, 2024</u> I, surveyed and mapped the land herein described.</div>		<div>52</div>





LAND DESCRIPTION:

PART OF THE NORTHWEST 1/4 OF SECTION 2, TOWN 1 NORTH, RANGE 11 EAST, BEGINNING AT A POINT DISTANT SOUTH 87 DEGREES 55 MINUTES 00 SECONDS EAST 752.80 FEET FROM NORTHWEST SECTION CORNER; THENCE SOUTH 87 DEGREES 55 MINUTES 00 SECONDS EAST 218.80 FEET; THENCE SOUTH 02 DEGREES 38 MINUTES 00 SECONDS WEST 463.00 FEET; THENCE NORTH 87 DEGREES 55 MINUTES 00 SECONDS WEST 218.80 FEET; THENCE NORTH 02 DEGREES 38 MINUTES 00 SECONDS EAST 463.00 FEET TO BEGINNING.

SKETCH OF DESCRIPTIONS OF PARCEL NUMBER 25-02-101-056.

BEARINGS FOR THIS SURVEY ARE BASED ON THE WARRANTY DEED.

This survey is valuable and should be filed with the deed and abstract for this property.

 <p>GRANT WARD SURVEYORS</p>	<p>REGISTERED LAND SURVEYORS 655 Broadway P.O. Box 440 Davisburg, Michigan 48350 Phone: (248) 634-0700 Email: GWS@TIR.COM</p>	<p>LEGEND:</p> <ul style="list-style-type: none">C - CalculatedM - MeasuredR - RecordedS - SetFIP - Found Iron Pipe● FIR - Found Iron Rod◇ FM - Found MonumentFPP - Found Pinch Pipe○ SIRC - Set Iron Rod and Cap No. 22445 <p>Date: <u>DECEMBER 7, 2024</u> Rev.: _____ Job No.: <u>24-1202</u> Desc. File: <u>241202</u> Dwg. File: <u>241202.dwg</u> Data File: <u>241202P</u> Field Book: <u>*</u> Sheet: <u>1</u> of <u>1</u></p>	 <p>Grant J. Ward, R.L.S. License No. 22445</p>
<p>SURVEYORS CERTIFICATE:</p> <p>I, Grant J. Ward, Registered Land Surveyor, hereby certify to <u>MARK LYON, ATTY. ~ MRIDHA INTERFAITH CENTER</u>; that on <u>DECEMBER 4, 2024</u> I, surveyed and mapped the land herein described.</p>		<p>Surveying MICHIGAN With Pride</p>	




RE: 1357 W. 14 Mile Road - Alternative Rezoning Request to B-2

From jt@soarrealstateinvestments.com <jt@soarrealstateinvestments.com>

Date Mon 12/23/2024 9:36 AM

To Matt Lonnerstater <MattLonnerstater@Madison-Heights.org>; jt@soarrei.com <jt@soarrei.com>

Cc mlyon57@att.net <mlyon57@att.net>; mridha@aol.com <mridha@aol.com>; 'Chinu Mridha' <cdmridha@gmail.com>

 1 attachment (171 KB)

B-2 - Community Business.pdf;

Good morning, Matt, we agree with the city of Madison Heights that B-2, Community Business, zoning district would be more appropriate for our parcel and its intended uses than our original Master Plane B-3 district rezoning request.

Thank you

Jimmy Tottingham

Principal Associate Broker

7 W. Square Lake Road | Bloomfield Hills, MI. 48302

Direct 248-722-0599 | Fax 248-256-1615

email: jt@soarrei.com

License MI: 6502398624



SOAR REAL ESTATE INVESTMENTS LLC

COMMERCIAL REAL ESTATE INVESTMENT SALES

License MI: 6505398620

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From: Matt Lonnerstater <MattLonnerstater@Madison-Heights.org>

Sent: Monday, December 23, 2024 9:16 AM

To: jt@soarrei.com

Subject: Fw: 1357 W. 14 Mile Road - Alternative Rezoning Request to B-2

Good morning, Jim:

Item 9.

Just following up on my email from last week.

Thank you,



Matt Lonnerstater, AICP
City Planner
City of Madison Heights
MattLonnerstater@Madison-Heights.org
Office: (248) 837-2649

<https://www.madison-heights.org/209/Planning-Services>

From: Matt Lonnerstater <MattLonnerstater@Madison-Heights.org>
Sent: Thursday, December 19, 2024 10:03 AM
To: jt@soarrei.com <jt@soarrei.com>
Cc: Giles Tucker <GilesTucker@Madison-Heights.org>
Subject: 1357 W. 14 Mile Road - Alternative Rezoning Request to B-2

Good morning, Jim:

Thanks for taking my call this morning. Staff believes that the B-2, Community Business, zoning district would be more appropriate for the parcel than the requested B-3 district, and will face less scrutiny from the Planning Commission and City Council.

I am attaching the zoning regulations, including the list of permitted uses, for the B-2 zoning district. Child Day Care Centers are permitted by right.

Can you please respond to this email confirming that a potential rezoning to B-2 in lieu of B-3 would be acceptable to you and your future buyer/tenant?

Thank you,



Matt Lonnerstater, AICP
City Planner
City of Madison Heights
MattLonnerstater@Madison-Heights.org
Office: (248) 837-2649

<https://www.madison-heights.org/209/Planning-Services>

Section 3.06 Permitted Use Table

Uses not listed in a particular Zoning District but permitted elsewhere in the Zoning Ordinance shall be considered prohibited in that Zoning District. However, the Planning and Zoning Administrator or their designee may determine that a use which is not specifically mentioned in this Ordinance is comparable to a permitted or prohibited use in any district, either by right or as a Special Land Use. The Planning and Zoning Administrator may refer a use interpretation to the Zoning Board of Appeals.

The City Center Zoning District is regulated in [City Center District, Section 6.02](#)

Key:

P = Principal Uses Permitted By-Right

S = Uses Permitted on Special Land Use Approval

A = Permitted as an Accessory Use

P/S = May be Permitted By-Right or as a Special Land Use. Refer to use-specific standards

A+S = Permitted as an Accessory Use upon Special Land Use Approval

[blank] = Not Permitted

* = Refer to City Center, [Section 6.02](#), for additional use matrix based on building type.

† = Only permitted in Primary Caregiver Marihuana Grow Overlay District, [Section 5.01](#)

Land Use	R-1	R-2	R-3	R-MN	R-MF	O-1	B-1	B-2	B-3	CC*	MUI-1	MUI-2	M-1	M-2	H-M	N-P	Use Standards (Section No.)
Residential Uses																	
Accessory Dwelling Unit	A	A	A	A	A												7.03(1)
Detached One-Family Dwelling	P	P	P	P	P											S	7.03(10)
Townhomes, Attached One-Family Dwellings				P	P						P	P					7.03(45)
Duplexes				P	P												7.03(12)
Multiplexes				P	P												7.03(29)
Multi-Family Dwellings					P					P*		P					7.03(30)
Residential/Commercial Mixed-Use							P	P	P	P*	P	P					7.02(2)
Live/Work				S	S		P				P	P					7.03(23)
Manufactured Homes															P		3.12
Senior Housing, Assisted					S	S						S					7.03(41)
Senior Housing, Independent					P					P*		P					7.03(42)
Child Family Day Care Homes	P	P	P	P	P						P	P				P	7.03(7)
Child Group Day Care Homes	S	S	S	S	S						S	S				S	7.03(7)
Foster Care Family Homes	P	P	P	P	P						P	P				P	7.03(14)
Foster Care Group Homes	S	S	S	S	S						S	S				S	7.03(14)
Commercial Uses																	
Artist Studio						P	P	P	P	P*	P	P	P	P			
Auto Repair and Service (Minor)								S	P		S		S	S			7.03(2)
Auto Repair and Service (Major)								S	S		S		S	S			7.03(2)
Auto Sales (New and Used) and Rental								S	S		S	S	P/S	P/S			7.03(3)
Auto Wash									S								7.03(4)
Banquet/Assembly/Meeting Halls (less than 75 persons)						S	S	P	P	P/S*	P	P	P	P			7.03(5)
Banquet/Assembly/Meeting Halls (greater than 75 persons)								P	P	P/S*	S	P					7.03(5)
Bars and Taprooms							S	P	P	P/S*	P	P	P	P			
Business or Trade Schools						P	S	P	P	P*	S	P	P	P			

Land Use	R-1	R-2	R-3	R-MN	R-MF	O-1	B-1	B-2	B-3	CC*	MUI-1	MUI-2	M-1	M-2	H-M	N-P	Use Standards (Section No.)
Child/Adult Day Care Center and Preschools	S	S	S	S	S	P	P	P	P	P*	S	P					7.03(6)
Commercial Kennels and Boarding Facilities								S	S			S	S	S			7.03(8)
Drive-Through Facilities						A+S	A+S	A	A		A+S	A					7.03(11)
Financial Institutions						P	P	P	P	P*	P	P	P	P			
Firearm Retail Sales								P	P				A	A			7.03(13)
Funeral Homes						S		S	S			S					7.03(15)
Gasoline/Recharging Stations								S	S								7.03(16)
General Retail, Small to Mid-Format (up to 30,000 sq. ft.)							P	P	P	P*	P	P					
General Retail, Large Format (>30,000 sq. ft.)								P	P		S	S					
Home Improvement Centers and Garden Centers, Small to Mid-Format (up to 30,000 sq. ft.)							P	P	P	P/S*	P	P	S	S			7.03(17)
Home Improvement Centers and Garden Centers, Large Format (>30,000 sq. ft.)								P	P		S	S	S	S			7.03(17)
Hotels and Lodging Facilities								S	P	P/S*	S	P					7.03(20)
Incubator Kitchen or Catering Facility						S	P	P	P	P*	P	P	P	P			
Indoor Recreational Business							P/S	P	P	P/S*	P/S	P/S	P	P			7.03(21)
Indoor Shooting Range									S				S	S			7.03(22)
Medical Office						P	P	P	P	P*	P	P					
Microbreweries, Wineries and Distilleries							S	P	P	P*	P	P	P	P			
Mobile Food Court (Principal Use)										S*	S	S					7.03(27)
Mobile Food Site (Accessory Use)										A*	A	A					7.03(28)
Outdoor Dining and Seating						A	A	A	A	A*	A	A	A	A			7.03(31)
Outdoor Recreational Business								S	S			S					7.03(32)
Outdoor Sales and Display						A+S	A+S	A	A	A*	A	A	A	A			7.03(33)

Land Use	R-1	R-2	R-3	R-MN	R-MF	O-1	B-1	B-2	B-3	CC*	MUI-1	MUI-2	M-1	M-2	H-M	N-P	Use Standards (Section No.)
Personal Service Establishments						P	P	P	P	P*	P	P					
Pharmacy						P	P	P	P	P*	P	P					
Professional Office						P	P	P	P	P*	P	P	P	P			
Restaurant						P	P	P	P	P*	P	P	P	P			
Self-Storage Facility									S				S	S			<u>7.03(40)</u>
Tutoring and Instructional Services						P	P	P	P	P*	P	P					
Tobacco/Smoke Shop or Smoke Lounge								P	P	S*	S	P					<u>7.03(44)</u>
Theater							S	P	P	P*	P	P					
Veterinary Clinic or Animal Grooming						S	S	P	P	P*	P	P					<u>7.03(46)</u>
Industrial Uses																	
Artisan Manufacturing/Makerspace										P*	P	P	P	P			
Contractor's Office						P	P	P	P	P*	P	P	P	P			<u>7.03(9)</u>
Light Industrial, Assembly, Repair and Manufacturing											P		P	P			
Heavy Industrial, Assembly, Repair and Manufacturing														P			
Lumber Yard													S	S			<u>7.03(17)</u>
Fleet Vehicle and Trucking Storage Yard. Commercial Storage of Boats, Trailers, Recreational Vehicles, or other Operable Vehicles or Equipment.													S	S			
Research, Development and Testing Facilities										S*	P		P	P			
General Warehouse and Distribution											P		P	P			
Wholesale Sales/Retail									P		S	S	S	S			
Industrial Tool and Equipment Sales, Rental, Service, Storage and Distribution								P	P	S*	S	P	P	P			
Incubator Workspaces								P	P	P*	P	P	P	P			
Yard Waste Transfer and Composting Facilities														S			
Junk, Tow, or Salvage Yard														S			

Land Use	R-1	R-2	R-3	R-MN	R-MF	O-1	B-1	B-2	B-3	CC*	MUI-1	MUI-2	M-1	M-2	H-M	N-P	Use Standards (Section No.)
Recycling Drop Off Centers													S	S			
Recycling Transfer and Processing Facilities														S			
Public & Quasi-Public Uses																	
Hospital						S		S	S								7.03(19)
Public Library, Museum, Art Center, Community Center	S	S	S	S	S	P	P	P	P	P*	P	P	P	P	S	S	
Government Office Building/Courthouse/Public Police and Fire Services	P	P	P	P	P	P	P	P	P	P*	P	P	P	P	P	P	
Post Office					P	P	P	P	P	P*	P	P	P	P			
Religious Institutions, Private Clubs, and Lodges (less than 75 persons)	S	S	S	S	S	S	S	P	P	P*	P	P	P	P			7.03(39)
Religious Institutions, Private Clubs, and Lodges (greater than 75 persons)	S	S	S	S	S			P	P	S*	S	P					7.03(39)
K-12 Schools, Public or Private	S	S	S	S	S	P	S	S	S	S*	S	S					
Institutions of Higher Learning						P	S	P	P	S*	P	P					
Public Parks	P	P	P	P	P	P	P	P	P	P*	P	P	P	P	P	P	
Cemetery	S	S															
Essential Public Utility Services	P	P	P	P	P	P	P	P	P	P*	P	P	P	P	P	P	
Other Uses																	
Accessory Buildings, Structures and Uses	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	8.03
Temporary Buildings/Uses	P	P	P	P	P	P	P	P	P	P*	P	P	P	P	P	P	7.03(43)
Home Occupation, Minor	A	A	A	A	A					A*	A	A			A	A	7.03(18)
Home Occupation, Major	A+S	A+S	A+S	A+S	A+S					A+S*	A+S	A+S			A+S	A+S	7.03(18)
Parking as a Principal Use	S	S	S	S	S	S	S	S	S	S*	S	S	S	S	S		7.03(34)
Regulated Uses								S	S								7.03(38)
Wireless Communication Facilities	Refer to Section 7.03(47)																
Medical Marihuana Caregiver											P ⁺	P ⁺	P ⁺	P ⁺			7.03(24)
Medical Marihuana and Adult Use Marihuana Safety Compliance Facility						P					P	P	P	P			7.03(25)

Land Use	R-1	R-2	R-3	R-MN	R-MF	O-1	B-1	B-2	B-3	CC*	MUI-1	MUI-2	M-1	M-2	H-M	N-P	Use Standards (Section No.)
Medical Marihuana and Adult Use Marihuana Facilities	Refer to Section 7.03(26)																

Section 3.08 R-2 One Family Residential District

PREAMBLE

The R-2 residential district is designed to provide for one-family dwelling sites and residentially related uses in keeping with the Master Plan of residential development in the City of Madison Heights.

PERMITTED USES	SPECIAL LAND USES	ACCESSORY USES
<ul style="list-style-type: none"> Child Family Day Care Homes 7.03(7) Detached One-Family Dwelling 7.03(10) Essential Public Utility Services Foster Care Family Homes 7.03(14) Government Office Building/Courthouse/Public Police and Fire Services Public Parks Temporary Buildings and Uses 7.03(43) 	<ul style="list-style-type: none"> Cemetery Child Group Day Care Homes 7.03(7) Child/Adult Day Care Center and Preschools 7.03(6) Foster Care Group Homes 7.03(14) Home Occupation, Major 7.03(18) K-12 Schools, Public or Private Parking as a Principal Use 7.03(34) Public Library, Museum, Art Center, Community Center Religious Institutions, Private Clubs, and Lodges (greater than 75 persons) 7.03(39) Religious Institutions, Private Clubs, and Lodges (less than 75 persons) 7.03(39) 	<ul style="list-style-type: none"> Accessory Buildings, Structures and Uses Section 8.03 Accessory Dwelling Unit 7.03(1) Home Occupation, Major 7.03(18) Home Occupation, Minor 7.03(18)

The above list is a summary of Principal Permitted Uses, Special Land Uses, and Accessory Uses in the district. Uses provided with a section reference indicates uses that have specific use standards. Refer to [Article 2](#) for definitions of uses.

DIMENSION REGULATIONS

Lot Standards		Minimum Setbacks	
Min. Lot Area (sq. ft.)	7,200 sq. ft.	Front Yard (ft.)	25 ft. (A)
Min. Lot Width (ft.)	60 ft.	Side Yard (one) (ft.)	5 ft. (E)
Max. Lot Coverage	35%	Side Yard (total of 2) (ft.)	14 ft.
Min. Floor Area/Unit	--	Street Sides (ft.)	10 ft. (B)
Max. Building Height (ft.)	25 ft.	Rear Yard (ft.)	30 ft.
Max. Building Height (stories)	--		

Footnotes: Refer to [Section 4.01](#) wherever a footnote is referenced in parentheses after one of the design regulations.

Section 3.15 B-2 Community Business District

PREAMBLE

The B-2 Community Business District is designed to cater to the needs of a larger consumer population than is served by the Neighborhood Business District and may be characterized by an integrated cluster of establishments served by a common parking area and generating large volumes of vehicular and pedestrian traffic. The B-2 district is intended along, and at the intersections of, major arterial streets.

PERMITTED USES	SPECIAL LAND USES	ACCESSORY USES
<ul style="list-style-type: none"> Artist Studio Banquet/Assembly/Meeting Halls (greater than 75 persons) 7.03(5) Banquet/Assembly/Meeting Halls (less than 75 persons) 7.03(5) Bars and Taprooms Business or Trade Schools Child/Adult Day Care Center and Preschools 7.03(6) Contractor's Office 7.03(9) Essential Public Utility Services Financial Institutions Firearm Retail Sales 7.03(13) General Retail, Small to Mid-Format (up to 30,000 sq. ft.) and Large-Format (>30,000 sq. ft.) Government Office Building/Courthouse/Public Police and Fire Services Home Improvement Centers and Garden Centers, Small to Mid-Format (up to 30,000 sq. ft.) and Large Format (>30,000 sq. ft.) 7.03(17) Incubator Kitchen or Catering Facility Incubator Workspaces Indoor Recreational Business 7.03(21) Industrial Tool and Equipment Sales, Rental, Service, Storage and Distribution Institutions of Higher Learning Medical Office Microbreweries, Wineries and Distilleries Personal Service Establishments Pharmacy Post Office Professional Office Public Library, Museum, Art Center, Community Center Public Parks Religious Institutions, Private Clubs, and Lodges (greater than 75 persons) 7.03(39) 	<ul style="list-style-type: none"> Auto Repair and Service (Major) 7.03(2) Auto Repair and Service (Minor) 7.03(2) Auto Sales (New and Used) and Rental 7.03(3) Commercial Kennels and Boarding Facilities 7.03(8) Funeral Homes 7.03(15) Gasoline/Recharging Stations 7.03(16) Hospital 7.03(19) Hotels and Lodging Facilities 7.03(20) K-12 Schools, Public or Private Outdoor Recreational Business 7.03(32) Parking as a Principal Use 7.03(34) Regulated Uses 7.03(38) 	<ul style="list-style-type: none"> Accessory Buildings, Structures and Uses Section 8.03 Drive-Through Facilities 7.03(11) Outdoor Dining and Seating 7.03(31) Outdoor Sales and Display 7.03(33)

<ul style="list-style-type: none"> • Religious Institutions, Private Clubs, and Lodges (less than 75 persons) 7.03(39) • Residential/Commercial Mixed-Use 7.02(2) • Restaurant • Temporary Buildings and Uses 7.03(43) • Theater • Tobacco/Smoke Shop or Smoke Lounge 7.03(44) • Tutoring and Instructional Services • Veterinary Clinic or Animal Grooming 7.03(46) 		
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The above list is a summary of Principal Permitted Uses, Special Land Uses, and Accessory Uses in the district. Uses provided with a section reference indicates uses that have specific use standards. Refer to [Article 2](#) for definitions of uses.

DIMENSION REGULATIONS

Lot Standards		Minimum Setbacks	
Min. Lot Area (sq. ft.)	--	Front Yard (ft.)	10 ft.
Min. Lot Width (ft.)	--	Side Yard (one) (ft.)	10 ft. (A)
Max. Lot Coverage	--	Side Yard (total of 2) (ft.)	20 ft. (A)
Min. Floor Area/Unit		Street Sides (ft.)	10 ft.
Max. Building Height (ft.)	40 ft.	Rear Yard (ft.)	20 ft. (B)
Max. Building Height (stories)			

Footnotes: Refer to [Section 4.02](#) wherever a footnote is referenced in parentheses after one of the design regulations

Section 3.16 B-3 Regional Business District

PREAMBLE

The B-3 Regional Business District is designed to provide sites for large-scale commercial establishments that provide goods and services to local residents as well as residents of other surrounding communities. The B-3 District is generally grouped around major interstate highway interchanges, generating a considerable volume of vehicular traffic.

PERMITTED USES	SPECIAL LAND USES	ACCESSORY USES
<ul style="list-style-type: none"> Artist Studio Auto Repair and Service (Minor) 7.03(2) Banquet/Assembly/Meeting Halls (greater than 75 persons) 7.03(5) Banquet/Assembly/Meeting Halls (less than 75 persons) 7.03(5) Bars and Taprooms Business or Trade Schools Child/Adult Day Care Center and Preschools 7.03(6) Contractor's Office 7.03(9) Essential Public Utility Services Financial Institutions Firearm Retail Sales 7.03(13) General Retail, Small to Mid-Format (up to 30,000 sq. ft.) and Large-Format (>30,000 sq. ft.) Government Office Building/Courthouse/Public Police and Fire Services Home Improvement Centers and Garden Centers, Small to Mid-Format (up to 30,000 sq. ft.) and Large Format (>30,000 sq. ft.) 7.03(17) Hotels and Lodging Facilities 7.03(20) Incubator Kitchen or Catering Facility Incubator Workspaces Indoor Recreational Business 7.03(21) Industrial Tool and Equipment Sales, Rental, Service, Storage and Distribution Institutions of Higher Learning Medical Office Microbreweries, Wineries and Distilleries Personal Service Establishments Pharmacy Post Office Professional Office Public Library, Museum, Art Center, Community Center 	<ul style="list-style-type: none"> Auto Repair and Service (Major) 7.03(2) Auto Sales (New and Used) and Rental 7.03(3) Auto Wash 7.03(4) Commercial Kennels and Boarding Facilities 7.03(8) Funeral Homes 7.03(15) Gasoline/Recharging Stations 7.03(16) Hospital 7.03(19) Indoor Shooting Range 7.03(22) K-12 Schools, Public or Private Outdoor Recreational Business 7.03(32) Parking as a Principal Use 7.03(34) Regulated Uses 7.03(38) Self-Storage Facility 7.03(40) 	<ul style="list-style-type: none"> Accessory Buildings, Structures and Uses Section 8.03 Drive-Through Facilities 7.03(11) Outdoor Dining and Seating 7.03(31) Outdoor Sales and Display 7.03(33)

<ul style="list-style-type: none"> • Public Parks • Religious Institutions, Private Clubs, and Lodges (greater than 75 persons) 7.03(39) • Religious Institutions, Private Clubs, and Lodges (less than 75 persons) 7.03(39) • Residential/Commercial Mixed-Use 7.02(2) • Restaurant • Temporary Buildings and Uses 7.03(43) • Theater • Tobacco/Smoke Shop or Smoke Lounge 7.03(44) • Tutoring and Instructional Services • Veterinary Clinic or Animal Grooming 7.03(46) • Wholesale Sales/Retail 		
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The above list is a summary of Principal Permitted Uses, Special Land Uses, and Accessory Uses in the district. Uses provided with a section reference indicates uses that have specific use standards. Refer to [Article 2](#) for definitions of uses.

DIMENSION REGULATIONS			
Lot Standards		Minimum Setbacks	
Min. Lot Area (sq. ft.)	--	Front Yard (ft.)	20 ft.
Min. Lot Width (ft.)	--	Side Yard (one) (ft.)	15 ft. (A)
Max. Lot Coverage	--	Side Yard (total of 2) (ft.)	30 ft. (A)
Min. Floor Area/Unit	--	Street Sides (ft.)	20 ft.
Max. Building Height (ft.)	40 ft.	Rear Yard (ft.)	20 ft. (B)
Max. Building Height (stories)	--		

Footnotes: Refer to [Section 4.02](#) wherever a footnote is referenced in parentheses after one of the design regulations.

- C. That plight of the owner is due to the unique circumstances of the property, such as the shape of the parcel, unique topographic or environmental conditions, or any other physical situation on the land, building or structure deemed by the Zoning Board of Appeals to be extraordinary; and
- D. That the requested variance is the minimum amount necessary to permit reasonable use of the land, building or structure; and
- E. That the authorization of such variance will not be of substantial detriment to adjacent properties and will not materially impair the intent and purpose of this Ordinance or the public health, safety, and general welfare of the community; and
- F. That the need for the requested variance is not the result of actions of the property owner or previous property owners (self-created).

In granting any variance, the Zoning Board of Appeals may prescribe appropriate conditions and safeguards in conformity with this Ordinance, provided that said conditions:

- (1) Are designed to protect natural resources, the health, safety, and welfare and social and economic well-being of the public; and
 - (2) Are necessary to meet the intent and purpose of this Ordinance, are related to the standards established in the section for the land use or activity under consideration and are necessary to ensure compliance with those standards.
3. **Use Variances Prohibited.** The Zoning Board of Appeals shall not have the authority to grant a use variance to permit a use that is not permitted in a zoning district. However, the Zoning Board of Appeals may consider expansions or alterations of non-conforming uses in accordance with [Section 13.01](#).
 4. **Approval Period.**
 - A. No order of the Zoning Board of Appeals permitting the erection or alteration of buildings shall be valid for a period longer than one year unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is commenced and proceeds to completion in accordance with the terms of such permit.
 - B. No order of the Zoning Board of Appeals permitting a use of a building or premises shall be valid for a period longer than one year unless such use is established within such period; provided, however, that the use of such permit is dependent upon the erection or alteration of a building, such order shall continue in full force and effect if a building permit for such use, erection or alteration is obtained within such period and such erections or alterations are commenced and proceed to completion in accordance with the terms of such permit.
 5. **Appeals of Decisions to Circuit Court.** The decision of the ZBA shall be final. An appeal of a decision of the Zoning Board of Appeals shall be taken to the Oakland County Circuit Court within a time period specified in the Michigan Zoning Enabling Act (P.A. 110 of 2006, as amended) and by such persons permitted by State statute and common law. Upon appeal, the court shall review the record and decision of the ZBA to ensure that the decision complies with the constitution and laws of the state, is based upon proper procedure, is supported by competent, material, and substantial evidence on the record and represents the reasonable exercise of discretion granted by law to the ZBA. As a result of this review required by this Section, the court may affirm or modify the decision of the ZBA.
 6. **Resubmittal.** No application for a variance which has been denied in whole or in part by the Zoning Board of Appeals shall be re-submitted for a period of three hundred sixty five (365) days from such denial, except on the ground of new evidence or proof of changed conditions found by the Zoning Board of Appeals to be valid.

Section 15.07 Zoning Ordinance Amendments (Map and Text)

The City Council may amend, supplement, or change the regulations or the district boundaries of this Ordinance pursuant to the authority and according to the procedure set forth in Act 110, of the Public Acts of 2006, as amended. Changes in the text or zoning district boundaries of this Ordinance may be proposed by the Planning Commission, Planning and Zoning Administrator, other City Staff, or any interested person or organization.

1. **Application for Amendment.** An application for an amendment to the text of this Ordinance or an amendment to change the zoning classification of a particular property shall be commenced by filing an application with the Community and Economic Development Department on the forms provided by the Department and accompanied by the fees specified. The application shall describe the proposed amendment and shall be signed by the applicant. Applications for rezoning of a specific site shall be accompanied by a plot plan or survey which specifies the boundaries and legal description of the site. The Planning and Zoning Administrator, Planning Commission, and City Council may request additional information with the application.
2. **Amendment Review Procedures.** The amendment, be it a text or a map amendment, and application materials shall be prepared in accordance with the provisions of this Article and shall be reviewed in accordance with the following procedure. Amendments or application materials that do not meet the stipulated requirements shall be considered incomplete and shall not be eligible for consideration by the Planning Commission:
 - A. **Technical Review.** Prior to Planning Commission consideration, the proposed amendment and application materials shall be distributed to the Technical Review Committee for review, comment, and recommendations. The proposed amendment and application materials may also be distributed to applicable outside agencies and designated city consultants for review.
 - B. **Public Hearing.** A public hearing shall be held at a Planning Commission meeting in accordance with [Section 15.01](#)
 - C. **Planning Commission Consideration of the Proposed Amendment.** The Planning Commission shall review the proposed amendment, together with any reports and recommendations from staff, consultants, other reviewing agencies, and any public comments. The Planning Commission shall identify and evaluate all factors relevant to the petition, including the appropriate criteria listed in this Section, and shall report its findings and recommendation to the City Council.
 - D. **City Council Action on the Proposed Amendment.** Upon receipt of the report and recommendation from the Planning Commission, the City Council may approve or deny the proposed amendment. If determined to be necessary, the City Council may refer the amendment back to the Planning Commission for further consideration. City Council may, but is not required to, hold an additional public hearing. In the case of an amendment to the official Zoning Map, the City Council shall approve or deny the amendment, based upon its consideration of the criteria contained in this Ordinance.
3. **Standards of Review for Amendments.**
 - A. **Text Amendments.** In considering any petition for an amendment to the text of this Ordinance, the Planning Commission and City Council shall consider the following criteria in making findings, recommendations, and a decision. The Planning Commission and City Council may also take into account other factors or considerations that are applicable to the application but are not listed below.
 - (1) Consistency with the goals, policies and objectives of the Master Plan and any sub-area or corridor plans. If conditions have changed since such plans were adopted, consistent with recent development trends in the area shall be considered.
 - (2) Consistency with the basic intent and purpose of this Zoning Ordinance.
 - (3) Consideration of changing conditions since the Zoning Ordinance was adopted or a finding that there is an error in the Zoning Ordinance that justifies the amendment.
 - B. **Map Amendments.** In considering any petition for an amendment to the Zoning Map, the Planning Commission and City Council shall consider the following criteria in making findings, recommendations, and a decision. The Planning Commission and City Council may also take into account other factors or considerations that are applicable to the application but are not listed below.
 - (1) Compatibility of the site's physical, geological, hydrological and other environmental features with the uses permitted in the proposed zoning district.
 - (2) Compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.

- (3) Consistency with the goals, policies and objectives of the Master Plan (including the Future Land Use Plan), and any sub-area or corridor plans. If conditions have changed since such plans were adopted, consistent with recent development trends in the area shall be considered.
- (4) The boundaries of the requested rezoning district will be reasonable in relationship to surrounding zoning districts, and construction on the site will be able to meet the dimensional regulations for the requested zoning district.
- (5) The requested zoning district is considered to be more appropriate from the city's perspective than another zoning district.
- (6) If a rezoning is requested to allow for a specific use, rezoning the land is considered to be more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use.
- (7) The requested rezoning will not create an isolated or incompatible zone in the neighborhood.
- (8) The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.
- (9) That the amendment will not be expected to result in exclusionary zoning.

C. **Rezoning with Conditions.** The Planning Commission and City Council recognize that, in certain instances, it would be an advantage to both the City and to a property owner seeking rezoning if the property owner proposes certain conditions and limitations as part of a petition for rezoning. Therefore, it is the intent of this Section to provide a process consistent with the provision of Section 405 of the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended, being MCL 125.3405, to permit property owners to offer conditions regarding the use and/or development of land as part of the rezoning request. It is the further intent of this ordinance to accomplish, among other things, the objectives of the Zoning Ordinance and the Master Plan to achieve integration of the proposed land development project with the characteristics of the surrounding area.

(1) **Authorization and Eligibility.**

- (a) The standards of this Section shall grant a property owner the option of voluntarily proposing conditions for the development and use of property in connection with the submission of a petition seeking a rezoning. Such conditions may be proposed at the time the application for rezoning is filed, or at a subsequent point in the process of review of the proposed rezoning.
- (b) In order to be eligible for consideration of a Rezoning with Conditions, a property owner must propose a rezoning of property to a new zoning district classification, and must, as part of such proposal, voluntarily offer certain site-specific conditions (to be set forth in a Rezoning with Conditions Agreement) that are more strict or limiting than the regulations that would apply to the land under the proposed new zoning district. Such conditions may include, but are not limited to, the following:
 - (i) The location, size, height or other measure for and/or of buildings, structures, improvements, setbacks, landscaping, buffers, design, architecture and other physical features of the proposed development.
 - (ii) Specification of maximum density or intensity of development and/or use, expressed in terms fashioned for the particular development and/or use. For example: units per acre, maximum usable floor area, or hours of operation.
 - (iii) Preservation of open space, natural resources and/or natural features.
 - (iv) Improvements to address traffic issues, including paving, substantial improvements to or funding of improvements to major roads to the benefit of the entire City.
 - (v) Site improvements such as signage, lighting, landscaping, building materials for the exterior of some or all structures above and beyond what would otherwise be required by City Ordinance.
 - (vi) Limitations on permissible uses of the property.
 - (vii) Any other conditions that may be voluntarily proposed by the property owner.

(2) **Application and Review Procedures.**

- (a) Application.

- (i) At the time of making application for amendment of this ordinance seeking a rezoning of property, or at a later time during the process of City consideration of such rezoning a property owner may submit a complete application for approval of a Rezoning with Conditions to apply in conjunction with the rezoning.
 - (ii) The application, which may be amended by the applicant during the process of consideration, shall specify the Rezoning Conditions proposed by the applicant, recognizing that Rezoning Conditions shall not authorize uses or development not permitted in the district proposed by the rezoning.
 - (iii) An application for a Rezoning with Conditions shall include a Rezoning with Conditions Agreement ("the Agreement"). The Agreement shall set forth the rezoning conditions and may incorporate a Rezoning with Conditions Plan.
 - (iv) The application shall include a notarized signature of the property owner indicating that the conditions attached to the rezoning are voluntarily offered.
 - (b) Technical Review Committee Review. The proposed Rezoning with Conditions will become an agenda item for the Technical Review Committee, with comments forwarded to the Planning Commission.
 - (c) Planning Commission Review.
 - (i) The proposed Rezoning with Conditions shall be noticed for public hearing in accordance with Section 15.01 before the Planning Commission as a proposed legislative amendment of the Zoning Ordinance.
 - (ii) Following the public hearing, and further deliberations as deemed appropriate by the Planning Commission, the Planning Commission shall make a recommendation to the City Council on the proposed Rezoning with Conditions.
 - (d) City Council Review. Upon recommendation by the Planning Commission, the City Council shall make a final determination to approve or deny the Rezoning with Conditions as offered by the applicant. The City Council may only consider the conditions offered by the applicant and may not attach any other conditions to the rezoning other than those offered by the applicant. Any new conditions voluntarily offered by the applicant shall require Planning Commission review and a new public hearing. The City Council's deliberations shall include, but not be limited to, a consideration of the review criteria for a Rezoning with Conditions.
- (3) **Review Criteria.** A Rezoning with Conditions shall only be approved if it meets the following requirements and standards:
- (a) The proposed Rezoning with Conditions will further the goals and objectives of the City Master Plan.
 - (b) Rezoning conditions shall not authorize uses or development not permitted in the district proposed by the rezoning (and shall not permit uses or development expressly or implicitly prohibited in the Rezoning with Conditions Agreement).
 - (c) The use of the property in question shall be in complete conformity with all regulations governing development and use within the zoning district to which the property is proposed to be rezoned, including, without limitation, permitted uses, lot area and width, setbacks, height limits, required facilities, buffers, open space areas, and land use density; provided, however, the following shall apply:
 - (i) Development and use of the property shall be subject to the more restrictive requirements shown or specified in the Rezoning with Conditions Agreement, and/or in other conditions and provisions set forth in the Rezoning with Conditions Agreement required as part of the Rezoning with Conditions approval. Such Rezoning with Conditions Agreement shall supersede all inconsistent regulations otherwise applicable under the Zoning Ordinance.
 - (d) The proposed Rezoning with Conditions will result in integration of the proposed land development project with the characteristics of the project area, and result in an enhancement of the project area as compared to the existing zoning, and such enhancement would be unlikely to be achieved or would not be assured in the absence of the use of a Rezoning with Conditions.
 - (e) As compared to the existing zoning and considering the site-specific conditions and/or land use proposed by the applicant, it would be in the public interest to grant the Rezoning with Conditions. In determining whether approval of a proposed application would be in the public interest, the benefits

which would reasonably be expected to accrue from the proposal shall be balanced against and be found to clearly outweigh the reasonably foreseeable detriments, taking into consideration reasonably accepted planning, engineering, environmental and other principles, and also taking into consideration the special knowledge and understanding of the City by the City Council and Planning Commission.

- (f) The proposed conditions will not preclude future zoning and planning actions by or on behalf of the municipality.
 - (g) Existing and available public services will be capable of serving proposed or potential development that will occur as a result of the Rezoning with Conditions without negatively impacting the delivery of public services to other properties in the City, or the conditions will ensure that public services will be sufficient to serve both the site and other properties in the City.
 - (h) The offered condition(s) are beneficial to the public good and likely to be enforceable.
 - (i) The condition does not have the same effect as a use variance.
 - (j) The proposed conditions do not relieve the applicant of the responsibility of securing any applicable site plan, plat, condominium, or special land use approvals.
- (4) **Effect of Approval.** Approval of the Rezoning with Conditions and Rezoning with Conditions Agreement confirms only the rezoning of the property, subject to any conditions reflected in the Rezoning with Conditions Agreement. Any applicable site plan, plat, condominium, special land use, or variance approvals shall be required before any improvements to the property may be undertaken.

If approved, the zoning district classification of the rezoned property shall consist of the district to which the property has been rezoned, accompanied by a reference to "CR Rezoning with Conditions". The Zoning Map shall specify the new zoning district plus a reference to "CR" e.g., the district classification for the property might be "B-1, Neighborhood Business District (CR, Rezoning with Conditions)", with a Zoning Map Designation of "B-1/CR." Use of the property so classified and approved shall comply with the conditions set forth in the Rezoning with Conditions Agreement. No development or use of the land inconsistent with the conditions of the Rezoning with Conditions Agreement shall be permitted.

(5) **Compliance with Conditions.**

- (a) Any person who establishes a development or commences a use upon land that has been rezoned with conditions shall continuously operate and maintain the development or use in compliance with all of the conditions set forth in the Rezoning with Conditions Agreement. Any failure to comply with a condition contained within the Rezoning with Conditions Agreement shall constitute a violation of this Zoning Ordinance and shall be punishable accordingly. Additionally, any such violation shall be deemed a nuisance per se and subject to judicial abatement as provided by law.
- (b) No permit or approval shall be granted under this Ordinance for any use or development that is contrary to an applicable Rezoning with Conditions Agreement.

(6) **Period of Approval.**

- (a) The Rezoning with Conditions and Agreement shall expire after a period of one (1) year from the effective date of the Rezoning unless substantial progress towards obtaining site plan and other required approvals has been made, and shall expire after a period of two (2) years unless development of the property is substantially begun within such two (2) year period and proceeds diligently and in good faith as required by ordinance to completion.
- (b) In the event substantial progress towards obtaining site plan and other required approvals has not commenced within one (1) year and bona fide development has not commenced within two (2) years from the effective date of the rezoning, the Rezoning with Conditions and the Rezoning with Conditions Agreement shall be void and of no effect.
- (c) The property owner may apply for a one (1) year extension two (2) times. The request must be submitted to the Community and Economic Development Department before the approval time limit expires. The property owner must demonstrate why the extension should be granted, and must also demonstrate that there is a strong likelihood that the development or use will commence within the period of extension and proceed diligently thereafter to completion, and if the City Council finds that there has not been a change

in circumstances that would render the Rezoning with Conditions incompatible with adjacent or nearby use and zoning of land or is otherwise inconsistent with sound zoning policy.

- (d) An extension request shall be considered by the City Council following a recommendation by the Planning Commission.
- (e) If the Rezoning with Conditions becomes void in the manner provided in this section, the following procedures shall apply:
 - (i) The property owner may seek a new rezoning of the property within thirty (30) days of the expiration of the period of approval.
 - (ii) If no application is made for a new rezoning of the property, the land shall revert to its former zoning classification as set forth in MCL 124.286i (as amended). The City Council shall direct the Planning Commission to proceed with consideration of rezoning the land to its former zoning designation following the standard rezoning procedures set forth in this Zoning Ordinance.
 - (iii) Until such time as a new zoning district classification of the property has become effective, no development shall be undertaken or permits for development issued.
- (7) **Rezoning with Conditions Agreement Requirements.** A Rezoning with Conditions Agreement shall be executed between the applicant and the City at the time of City Council approval of a Rezoning with Conditions.
 - (a) Rezoning with Conditions Agreements shall, at a minimum, contain all of the following items:
 - (i) Identification of the requested zoning district and a listing of the conditions offered by the applicant.
 - (ii) A statement acknowledging that the Rezoning with Conditions was proposed by the applicant, and further agreement and acknowledgment that the conditions and Rezoning with Conditions Agreement are authorized by all applicable state and federal law and constitution, and that the Agreement is valid and was entered into on a voluntary basis and represents a permissible exercise of authority by the City.
 - (iii) Agreement and understanding that the property in question shall not be developed or used in a manner inconsistent with the Rezoning with Conditions Agreement.
 - (iv) Agreement and understanding that the approval and Rezoning with Conditions Agreement shall be binding upon and inure to the benefit of the property owner and City, and their respective heirs, successors, assigns, and transferees.
 - (v) If the City Council grants an extension of approval, a new Rezoning with Conditions Agreement with the new expiration date shall be recorded.
 - (vi) Agreement and understanding that, if a Rezoning with Conditions becomes void, no development shall be undertaken or permits for development issued until a new zoning district classification of the property has been established.
 - (vii) Agreement and understanding that each of the requirements and conditions in the Rezoning with Conditions Agreement represents a necessary and reasonable measure which, when considered with all other conditions and requirements, is roughly proportional to the increased impact created by the use represented in the approved Rezoning with Conditions, taking into consideration the changed zoning district classification and the specific use authorization granted.
 - (viii) A legal description of the property affected by the Rezoning with Conditions.
 - (ix) Development regulations affected by the conditions of rezoning, including but not limited to density, setbacks, height, site coverage, signs, parking, architecture, etc.
 - (x) Revocation of approval provisions returning the property to its original zoning designation if the developer violates the terms of the Agreement. A Rezoning with Conditions Plan may be included as an exhibit to the Agreement.
 - (b) The Rezoning with Conditions Plan may show the conceptual layout of the proposed development or use, along with any other information deemed relevant by the applicant. Inclusion of a Rezoning with Conditions Plan as an exhibit to a Rezoning with Conditions Agreement shall not replace the

requirement for preliminary and final site plan, subdivision, condominium, special land use or variance review and approval.

- (8) **Amendment of Rezoning with Conditions Agreement.** Amendment of a Rezoning with Conditions Agreement shall be proposed, reviewed and approved in the same manner as a new Rezoning with Conditions.
 - (9) **Recordation of Rezoning with Conditions Agreement.** A Rezoning with Conditions shall become effective following publication in the manner provided by law, and, after recordation of the Rezoning with Conditions Agreement, whichever is later.
 - (10) **Termination.** The City Council shall be the only body with the authority to terminate a Rezoning with Conditions agreement. The consideration to terminate the agreement shall be for reasons of expiration of the agreement, discovery of false information upon which the initial approval was based, or the existence or discovery of new information that alters the viability of the approved rezoning. The Termination shall comply with any applicable provisions of this ordinance or the Rezoning with Conditions Agreement.
 - (11) **City Right to Rezone.** Nothing in the Rezoning with Conditions Agreement or in the provisions of this Section shall be deemed to prohibit the City from rezoning all or any portion of land that is subject to a Rezoning with Conditions to another zoning classification. Any such rezoning shall be conducted in compliance with this Ordinance and the Michigan Zoning Enabling Act.
 - (12) If land that is subject to a Rezoning with Conditions Agreement is thereafter rezoned to a different zoning classification or to the same zoning classification but with a different or no Rezoning with Conditions Agreement, the Rezoning with Conditions Agreement attached to the former zoning classification shall cease to be in effect.
4. **Notice of Adoption of Amendment.** Following adoption of an amendment by the City Council, one (1) notice of adoption shall be filed with the City Clerk and one (1) notice shall be published in a newspaper of general circulation in the City within fifteen (15) days after adoption, in accordance with the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended. A record of all amendments shall be maintained by the City Clerk. A Zoning Map shall be maintained by the City Clerk, which shall identify all map amendments. The required notice of adoption shall include all of the following information:
 - A. In the case of a newly adopted Zoning Ordinance, the following statement: "A zoning ordinance regulating the development and use of land has been adopted by the City of Madison Heights."
 - B. In the case of an amendment(s) to the existing Zoning Ordinance, either a summary of the regulatory effect of the amendment(s), including the geographic area affected, or the text of the amendment(s).

Section 15.08 Temporary Use Permits

1. **Purpose.** This section sets forth the requirements for the application, review, approval, and enforcement of temporary use permits in the City of Madison Heights. Temporary use permits may be reviewed and acted upon by the Planning and Zoning Administrator, Technical Review Committee, or Planning Commission.
2. **Use-Specific Standards.** Temporary uses are subject to the use-specific standards of [Section 7.03\(43\)](#)
3. **Planning and Zoning Administrator/Technical Review Committee Review.** The Planning and Zoning Administrator may review and approve certain temporary uses addressed in Section 7.03(XXXX). The Planning and Zoning Administrator reserves the right to refer any request for a temporary use permit to the Technical Review Committee or Planning Commission for review and approval.
4. **Planning Commission Review.** The Planning Commission shall review and act upon temporary use permit requests where the applicant seeks approval for a time period longer than otherwise allowed by [Section 7.03\(43\)](#) or for a temporary use not specifically permitted in [Section 7.03\(43\)](#) nor deemed similar by the Planning and Zoning Administrator; provided, that the temporary use complies with all other relevant development and operational standards for the use as provided in this Zoning Ordinance.

NOTICE OF PUBLIC HEARING

Notice is hereby given that the **Planning Commission** for the City of Madison Heights will hold a public hearing on **Tuesday, January 21st, 2025 at 5:30 p.m.** in the City Hall Council Chambers, 300 West Thirteen Mile Road, Madison Heights, Michigan 48071, to consider the following rezoning requests:

Item 9.

Rezoning Request No. PRZN 24-02 by Jim Tottingham, 7 W. Square Lake Road on behalf of Mridha Interfaith Center, to rezone one (1) parcel of land located at 1357 W. 14 Mile Road (TM# 44-25-02-101-056) from R-2, One-Family Residential, to B-3, Regional Business district.

The application and any supporting documents can be viewed during regular business hours at the Community and Economic Development Department. In addition, the agenda item can be viewed online after 4:00 p.m. on the Friday prior to the meeting at www.madison-heights.org in the Agenda Center.

For further information, please contact the Community and Economic Development Department at (248) 583-0826

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Cheryl Rottmann, CMC
City Clerk
(248) 583-0826



CITY OF MADISON HEIGHTS
PLANNING COMMISSION MEETING MINUTES

January 21, 2025 **(DRAFT)**

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
 Commissioner Eric Graettinger
 Commissioner Melissa Kalnasy
 Commissioner Clifford Oglesby

Absent: City Manager Melissa Marsh
 Commissioner Grant Sylvester

Also Present: City Planner Matt Lonnerstater
 Assistant City Attorney Tim Burns
 Deputy City Clerk Phommady A. Boucher

3. EXCUSE ABSENT MEMBERS

Motion by Commissioner Oglesby, seconded by Commissioner Graettinger to excuse City Manager Marsh and Commissioner Sylvester.

Motion carries unanimously.

4. APPROVAL OF MINUTES

Motion by Commissioner Graettinger, seconded by Commissioner Oglesby to approve the minutes of the regular Planning Commission meeting of November 19, 2024.

Motion carries unanimously.

5. PUBLIC HEARING

Rezoning Request No. PRZN 24-02 by Jim Tottingham, 7 W. Square Lake Road on behalf of property owner Mridha Interfaith Center, to rezone one (1) parcel of land located at 1357 W. 14 Mile Road (TM# 44-25-02-101-056) from R-2, One-Family Residential, to B-2, Community Business district.

Note: The applicant originally applied to rezone the property to B-3, Regional Business district, and the public notice reflects the original application. However, upon further discussion with staff, the applicant has requested an alternative rezoning to the B-2, Community Business district in lieu of the B-3 district.

City Planner Lonnerstater stated the applicant is requesting to rezone from a R-2, One-Family Residential district to B-2, Community Business district located at 1357 W. 14 Mile Road (TM # 44-25-02-101-056). The parcel was previously occupied by a church and the applicant is requesting to allow the existing building to be converted into a child day care center. Child day care centers could be permitted through the Special Land Use process under the current R-2 zoning district, a rezoning to B-2 would enable an administrative review and approval process for the proposed use and permit a range of commercial uses on the property if the child day care center were to cease operations. R-2, One-Family Residential district is to, "provide for one-family dwelling sites and residentially related uses." B-2, Community Business district is to, "cater the needs of a larger consumer population than is served by the Neighborhood Business District." B-3, Regional Business district is, "to provide sites for large-scale commercial establishments that provide goods and services to local residents as well as residents of other surrounding communities." The B-3 district permits a wider range of auto-oriented uses than the B-2 district. The subject parcel is sandwiched between the Campbell Corners strip mall, a hotel, and a stretch of auto-oriented uses including drive-through restaurants, a car wash, and a gas station. The land uses along the north side of 14 Mile Road (in Troy) consist of office and single-family residential. 14 Mile Road is designated as a principal arterial road which typically handles long-distance travel for important traffic generators. Per SEMCOG, this stretch of 14 Mile Road accommodates approximately 23,000 vehicles per day, a significant number of trips likely resulting due to proximity to the I-75 interchange. Staff believe that the existing single-family zoning district is not appropriate for this site.

A representative of the applicant introduces himself as Attorney Mark Lyon and he welcomes questions from the Board.

Chair Champagne opened the public hearing at 5:37 p.m. to hear comments on application PRZN # 24-02.

There being no comments on application PRZN # 24-02, Chair Champagne closed the public hearing at 5:37 p.m.

Mayor Pro Tem Bliss stated it's vital to fill the need for affordable childcare in the region and changing it from religious use adds it back to the tax roll to fund city services. He suggests that staff identify parcels that are zoned residential and abuts to commercial on the main artery in the city. This will allow new business developments in the city by ordinance.

Commissioner Kalnasy commented that future land use category of commercial for single land use properties made sense.

City Planner Lonnerstater clarified under our previous zoning ordinance for religious institutions in our commercial district had to come in as a special land use under residential. He advised the applicant that the request will go to the City Council for first and second reading at the next council meeting in January and/or February.

Commissioner Oglesby agreed that there is a great need for affordable childcare as businesses have been changing.

New business owner, Ms. Debasish Mridha plans to open her daycare center in June and use the building as is aside from cosmetic updates.

Motion by Commissioner Graettinger, seconded by Commissioner Oglesby, to approve as supported by staff and as requested by the applicant, in lieu of the originally-requested rezoning to the B-3, Regional Business district, as noted within the original application and within the public hearing notice, I move to recommend that City Council approve the rezoning of 1357 W. 14 Mile Road (parcel #44-25-02-101-056) from R-2, One-Family Residential, to B-2, Community Business district, after the required public hearing, based upon the following findings:

- 1) The area in proximity to the parcel has been developed in a similar format and is consistent with the Master Plan therefore this rezoning is consistent with neighboring properties.
- 2) A rezoning to B-2 satisfies the map amendment review standards contained in Section 15.07 of the Zoning Ordinance. In particular, the Planning Commission finds that, in lieu of the originally requested B-3 district, a rezoning to B-2 more satisfactorily addresses the following standards:
 - Compatibility of the site's physical, geological, hydrological and other environmental features with the uses permitted in the proposed zoning district.
 - Compatibility of all the potential uses allowed in the proposed B-2 district with surrounding uses and zoning in terms of land

suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.

- **Consistency of the goals, policies, and objectives of the Master Plan (including the Future Land Use Plan).**
- **The boundaries of the B-2 district will be reasonable in relationship to surrounding zoning districts, and construction on the site will be able to meet the dimensional regulations for the requested zoning district.**
- **The requested B-2 district is considered to be more appropriate from the city's perspective than the existing R-2 district, and the B-3 district.**
- **Rezoning the land is considered to be more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use.**
- **The requested rezoning will not create an isolated or incompatible zone in the neighborhood.**
- **The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.**
- **The amendment will not be expected to result in exclusionary zoning.**

Voting Yea: Commissioner Bliss, Commissioner Champagne, Commissioner Graettinger, Commissioner Grafstein, Commissioner Kalnasy, Commissioner Oglesby

Motion carries unanimously.

6. MEETING OPEN TO THE PUBLIC

Chair Champagne opened the floor for public comment at 5:48 p.m. Seeing none, public comment was closed at 5:49 p.m.

7. Election of Planning Commission Officers: Chair, Vice-Chair, and Secretary

Motion by Commissioner Grafstein, seconded by Commissioner Oglesby to re-elect the following officers in their current roles:

Chairperson – Josh Champagne

Vice Chairperson – Eric Graettinger

Secretary – Melissa Kalnasy

Voting Yea: Commissioner Bliss, Commissioner Champagne, Commissioner Graettinger, Commissioner Grafstein, Commissioner Kalnasy, Commissioner Oglesby

Motion carries unanimously.

8. 2024 Annual Report

City Planner Lonnerstater stated that as part of the Planning Commission by-laws, the committee is required to forward an annual report to the City Council. The report will include the Zoning Ordinance Rewrite, text amendments, rezonings, Southeast Oakland County Safe Streets for All Plan, and 11 Mile Downtown Streetscape Project.

Motion by Commissioner Graettinger, seconded by Commissioner Kalnasy to forward the Planning Commission 2024 Annual Report to the City Council for consideration.

Motion carries unanimously.

9. Development Report: June to December 2024

City Planner Lonnerstater informed the commissioners that there haven't been any new special land use applications since last year in June. We have had some major site plans received to include the following: expansions of existing facilities of a dispensary on Dequindre; Detroit 75 Kitchen mobile food truck site on Stephenson; and there have been some preliminary discussions for major residential projects for conversions of hotels into residential housing. The Planning Commission should expect some site plan applications coming forward for final approval.

10. ADJOURNMENT

Seeing no further comments, Chair Champagne adjourned the meeting at 5:55 p.m.