



**CITY OF MADISON HEIGHTS**

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

**CITY COUNCIL REGULAR MEETING AGENDA**

**MARCH 13, 2023 AT 7:30 PM**

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**CALL TO ORDER**

**ROLL CALL**

**INVOCATION and PLEDGE OF ALLEGIANCE - COUNCILOR ROHRBACH**

**APPROVAL OF THE AGENDA:**

- [1.](#) Additions/Deletions

**PRESENTATIONS**

2. Oakland County Treasurer Robert Wittenberg - Presentation on Foreclosure Prevention

**PUBLIC HEARINGS:**

**ITEMS ON AGENDA OF INTEREST TO PARTIES IN THE AUDIENCE:**

**MEETING OPEN TO THE PUBLIC:**

**CONSENT AGENDA:**

3. Deliza Lee - Resignation from the Crime Commission
- [4.](#) Director of Public Services - Amended Pricing for Vehicle #424
- [5.](#) City Council Regular Meeting Minutes of February 27, 2023
- [6.](#) City Council Workshop Meeting Minutes of February 27, 2023
- [7.](#) City Council Special Meeting Minutes of February 27, 2023

**COMMUNICATIONS:**

**REPORTS:**

**ITEMS FOR FUTURE PUBLIC HEARINGS:**

**BID AWARDS/PURCHASES:**

**ORDINANCES:**

- [8.](#) CED Director - First Reading - PRZN 23-01 (Ordinance 2193) - 31010 John R Road - B-1 to B-2

**UNFINISHED BUSINESS:**

**MINUTES:**

**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](mailto:clerks@madison-heights.org) at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

DATE: March 8, 2023

TO: City Council

FROM: Melissa R. Marsh, City Manager

SUBJECT: Agenda Comments for the Regular Council Meeting of Monday, March 13, 2023

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The following are my comments on items appearing on the agenda of the Regular Council Meeting on Monday, March 13, 2023.

**PRESENTATIONS:**

**OAKLAND COUNTY TREASURER – PREVENTING HOME FORECLOSURE**

City Council is scheduled to hear the public presentation from Oakland County Treasurer Wittenberg on preventing home foreclosures.

**CONSENT AGENDA:**

It is the recommendation that the City Council approve the following items as part of the Consent Agenda:

**RESIGNATION FROM CRIME COMMISSION – DELIZA LEE**

Delize Lee has submitted her resignation from the Crime Commission. City Council is requested to accept this resignation declaring the seat vacant as part of the consent agenda.

**PURCHASE OF VEHICLE #424 – AMENDED PRICING**

The FY 2023 Budget included funding for replacing Single-Axle Dump Truck #424. This purchase was approved at the Council meeting on October 11, 2021, and the truck was ordered the following day. The total price approved for the purchase of the Freightliner chassis was \$88,754.

The City has continued encountering persistent supply chain issues, adversely affecting every vehicle purchase we have attempted. Although we have ultimately been successful in most of our scheduled vehicle replacements, each has presented its unique challenges. In this case, such issues have caused the truck to be delayed to the point that the originally ordered 2022 model-year chassis is no longer available.

The purchase of a 2023 model-year vehicle is subject to a surcharge per the terms and conditions of the Rochester Hills Cooperative Purchasing Agreement, which is the bid we are using to purchase the DPS front-line dump trucks. The 2023 model year surcharge is an additional \$6,700 on top of the vehicle's original purchase price.

Therefore, the staff and I are requesting City Council approve the additional expenditure of \$6,700 as part of the consent agenda. Funding is available in this line item from other vehicle savings.

**ORDINANCE:**

On behalf of Goodwill Industries of Greater Detroit, the applicant requests to rezone 31010 John R Road from B-1, Local Business, to B-2, Planned Business. The subject property is located at the northeast corner of John R. Road and W. 13 Mile Road, most recently occupied by CVS Pharmacy and Spirit Halloween.

This request is the first step in obtaining regulated use approval. Additional approvals, including Special Approval through the City Council, a dimensional variance through the Zoning Board of Appeals, and site plan approval through the Site Plan Review Committee, will be necessary before obtaining a Certificate of Occupancy for the proposed use.

At their February 21 meeting, the Planning Commission recommended approval of the rezoning to the City Council based on findings in the Council report. Therefore, staff recommends that the City Council adopt Ordinance #2193 (PRZN 23-01) upon first reading and schedule the required public hearing and second reading for the April 10th, 2023 City Council Meeting.



## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** 3/13/23

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

**AGENDA ITEM CONTENT:** DPS - Vehicle 424 Pricing Amendment

**AGENDA ITEM SECTION:** Consent Agenda

**BUDGETED AMOUNT:**

**FUNDS REQUESTED:** \$6,700

**FUND:** 101-528-985-0000

**EXECUTIVE SUMMARY:**

The FY 2022-23 Budget includes funding carried forward for the replacement of Single-Axle Dump Truck #424. Persistent supply chain issues have caused the truck to be delayed to the point that the originally ordered 2022 model year chassis is no longer available. The purchase of a 2023 model year vehicle is subject to a surcharge, as per the terms and conditions of the Rochester Hills Cooperative Purchasing Agreement, which is the bid we are using for the purchase of the DPS front-line dump trucks.

**RECOMMENDATION:**

Staff therefore requests that Council approve the additional expenditure of \$6,700. Funding to cover this amended pricing is available in the same account from savings from the recently purchased Street Sweeper, thus a Budget Amendment is not required.

**MEMORANDUM**

Item 4.

**DATE:** March 3, 2023

**TO:** Melissa R. Marsh, City Manager

**FROM:** Sean P. Ballantine, Deputy Director of Public Services  
Dan Yamarino, Motor Pool Supervisor

**SUBJECT:** Amended Pricing for Truck #424

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The FY 2022-23 Budget includes funding carried forward for the replacement of Single-Axle Dump Truck #424. This purchase was approved at the Council meeting of October 11, 2021, and the truck was ordered the following day. The total price approved for the purchase of the Freightliner chassis was \$88,754.

The City has continued to encounter persistent supply chain issues which have adversely affected every vehicle purchase we have attempted. Although we have ultimately been successful in the majority of our scheduled vehicle replacement, each one has presented its own unique challenges. In this case, such issues have caused the truck to be delayed to the point that the originally ordered 2022 model year chassis is no longer available. The purchase of a 2023 model year vehicle is subject to a surcharge, as per the terms and conditions of the Rochester Hills Cooperative Purchasing Agreement, which is the bid we are using for the purchase of the DPS front-line dump trucks.

The 2023 model year surcharge is an additional \$6,700 on top of the original purchase price of the vehicle. Although this amount is under the Council approval threshold, the vehicle was approved by Council in the specific amount of \$88,754. Staff therefore requests that Council approve the additional expenditure of \$6,700. Funding to cover this amended pricing is available in the same account from savings from the recently purchased Street Sweeper, thus a Budget Amendment is not required.

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**Department of Public Services**

City of Madison Heights

801 Ajax Drive

Madison Heights, Michigan 48071

p (248) 589-2294 | f (248) 589-2679

# DAIMLER TRUCK

## North America

April 19, 2022

**To: All Freightliner & Western Star Dealers (US/CAN)**  
**Subject: CY22/MY23 Pricing Surcharge Update – Freightliner & Western Star**

Dear Dealer Partners,

As discussed with you yesterday, the continued challenging global and domestic economic conditions have made it necessary for Daimler Truck North America (DTNA) to implement an additional pricing surcharge on all MY23 Freightliner & Western Star trucks (details below). Increases are in addition to the \$2,900 - \$4,500 Total MY23 Surcharge announced in December 2021 for CY22/MY23 units.

This new surcharge will be applied on CY22 units with a schedule build date starting May 30<sup>th</sup>, 2022. Units with a schedule build date on or before May 29<sup>th</sup>, 2022 are price protected and will not be impacted by the newly updated surcharge.

DTNA is committed to release MY24 Pricing in Q3/2022.

### Below are the updated Model Year 2023 Pricing Surcharge Details:

Values in USD

Models	Total MY23 Surcharge (as of January 1 <sup>st</sup> , 2022)	Additional Surcharge	Total MY23 Surcharge As of May 30 <sup>th</sup> **, 2022
Cascadia*/5700	\$4,200	\$5,700	<b>\$9,900</b>
4700/47X/4900/49X/122SD/6900	\$4,500	\$5,800	<b>\$10,300</b>
<b>M2106/112 &amp; 108/114SD</b>	<b>\$2,900</b>	<b>\$3,800</b>	<b>\$6,700</b>

\*Includes eCascadia

\*\* Indicates schedule build date

- The Total MY23 Surcharge fee applies to all units included in your CY22 Dealer Reservation System plan, including both Program and Concession reservations with a schedule build date of May 30<sup>th</sup>, 2022 or after.
- The total non-discountable surcharge will be presented as a single line item on the truck invoice.
- Dealers are responsible to update and include Total MY23 Surcharge on all current and future quotes for CY22/MY23.
- Total MY23 Surcharge is in addition to all previous CY22 Surcharges announced by DTNA including FCCC for the Tire Surcharge, DD13 Gen 5, CARB22, Standard Destination & Freight, etc.

### Order Cancellation Guidelines:

- Entire backlog beginning 05/30 is cancellable until April 29<sup>th</sup>, 2022 (program and concession). This includes units inside the standard 90 day window from schedule build date.
- After April 29<sup>th</sup>, 2022 standard cancellation policies apply:
  - Program trucks are non-cancellable.
  - Cancellations will only be accepted outside of 90 days from schedule build date.
  - Q3 cancellations required by 5/31, Q4 cancellations required by 7/1.
  - All reorders required by 7/1 (CY22 closeout date).
  - Plans must be modified to reflect all cancellations and reorders.

- Cancelled orders will not result in plan volume forfeitures. All cancelled units (regardless of plan quarter) will be returned to dealer plans in their Q4 volumes and can be reordered as necessary. Concession for concession and program for program cancellation-reorder requirements still apply.
  - Per standard cancellation policy, all Top 50 cancellations cannot be repurposed and will revert back to DTNA.

John O'Leary  
President & CEO

David Carson  
SVP Sales & Marketing



107 S. Groesbeck • Mt. Clemens, MI 48043 • (586) 783-2444 FAX (586) 469-8054

Revised 02/21/23

City of Madison Heights  
RE: RH Co-Op Chassis Pricing

Attn: Mr. Rick Tom Satawa

The following is Freightliner chassis pricing information per your request. Pricing and conditions are per the Rochester Hills Co-op RFP-RH-20-023 agreement.

Single Axle 39,000 GVW

Chassis Model: 108SD

Base Chassis Price: .....	\$84,993
2022 Model Year .....	900 add
2023 Model Year .....	1,000 add
2023 MY Surcharge .....	6,700 add
Power Steering Cooler .....	120 add
Driver Controlled Traction Control .....	530 add
¼" Inner Frame Reinforcement .....	600 add
Fender extenders .....	50 add
Power Windows/doors .....	219 add
6 pack of switches: .....	208 add
Driver's seat 3 chamber upgrade .....	134 add

**TOTAL: \$ 95,454 each**

Steven Sexton  
Municipal Sales Manager  
Wolverine Truck Group



City Council Regular Meeting  
Madison Heights, Michigan  
February 27, 2023

A City Council Regular Meeting was held on Monday, February 27, 2023 at 7:45 PM at City Hall - Council Chambers, 300 W. 13 Mile Rd.

**PRESENT**

Mayor Roslyn Grafstein  
Councilwoman Toya Aaron  
Mayor Pro Tem Mark Bliss  
Councilman Sean Fleming  
Councilor Emily Rohrbach  
Councilman David Soltis  
Councilor Quinn Wright

**OTHERS PRESENT**

City Manager Melissa Marsh  
City Attorney Larry Sherman  
City Clerk Cheryl Rottmann

The invocation was given by Councilman Fleming and the Pledge of Allegiance followed.

**CC-23-44. Addition to the Agenda.**

Motion made by Mayor Pro Tem Bliss, Seconded by Councilor Wright, to add under Reports: Interlocal Agreement with Hazel Park for S-1 Services.

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

Motion carried.

**CC-23-45. Addition to the Agenda.**

Motion made by Mayor Pro Tem Bliss, Seconded by Councilor Rohrbach, to add under the Executive Session: Madison Heights v Sayers.

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

Motion carried.

**PRESENTATIONS:**Certificate of Appreciation for Jennifer Ramirez

City Manager Marsh read the Certificate of Appreciation and on behalf of City Council, Mayor Grafstein presented the Certificate to Jennifer Ramirez.

**CC-23-46. Designating Public International Artist Day on October 25, 2023 as Jennifer Ramirez Artis Day in the City of Madison Heights.**

Motion made by Mayor Pro Tem Bliss, Seconded by Councilor Wright, to designate Public International Artist Day on October 25, 2023, as *Jennifer Ramirez Artist Day* in the City of Madison Heights.

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

Motion carried.

Certificate of Appreciation for Michael and Holly Hayter

City Manager Marsh read the Certificate of Appreciation and on behalf of City Council, Mayor Grafstein presented the Certificate to Michael and Holly Hayter.

**MEETING OPEN TO THE PUBLIC:**

Vita Palazzolo, resident and food pantry volunteer. She stated that people are still without power and have lost their food. This Saturday is a pantry distribution day at the Central Church location and she is reaching out to the community, because shelves are getting low so please make donations at the many locations within the City. Your help is appreciated.

Kevin Wright, resident and member of Board of Directors for Citizens United. He spoke in support of Jennifer Ramirez's work. They are beginning to plan the June 17th Civic Center Park Juneteenth event and already have a great line up. More info is available on their social media. He appreciates the City's embrace of the holiday and looks forward to seeing it grow even more in the future.

Michael Howard stated that he also serves on Citizens United and acknowledge the public art in the City. This is the last day of Black History Month and the date was established in relation to Fedrick Douglas's birthday. He stated that it is a pleasure to be part of a city that embraces all cultures, even if he isn't a resident. He encouraged all to participate in Juneteenth and thanked Council for their continued support.

**CONSENT AGENDA:**

Motion made by Councilwoman Aaron, Seconded by Councilor Wright, to approve the Consent Agenda as presented.

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

Motion carried.

**CC-23-47. DPS Vehicle #460 Scheduled Replacement.**

Motion made by Councilwoman Aaron, Seconded by Councilor Wright, to approve the purchase of one 2022 Chevy Silverado with options as quoted from Todd Wenzel Chevrolet, of Hudsonville, Michigan, in the amount of \$49,284.74, through the Oakland County Cooperative Purchasing Contract.

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

Motion carried.

**CC-23-48. City Council Regular Meeting Minutes of February 13, 2023.**

Motion made by Councilwoman Aaron, Seconded by Councilor Wright, to approve the City Council Regular Meeting Minutes of February 13, 2023, as printed.

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

Motion carried.

**BOARDS AND COMMISSIONS APPOINTMENTS:**

Each board liaison gave a brief review of the activities of boards that they are serving on as Council Representative.

**CC-23-49. Crime Commission.**

Motion by Councilman Fleming, seconded by Mayor Pro Tem Bliss to appoint the following to the Crime Commission:

NAME:	TERM TYPE:	EXPIRATION DATE:
Beth Scott	Regular	08/31/23

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

Motion carried.

**CC-23-50. Downtown Development Authority/Brownfield Redevelopment Authority.**

Motion by Councilor Wright, seconded by Councilwoman Aaron, to appoint the following to the Downtown Development Authority and the Brownfield Redevelopment Authority:

NAME:	TERM TYPE:	EXPIRATION DATE:
Yousif Jarbo	Regular	02/28/27
Michael Van Buren	Regular	02/28/27

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

Motion carried.

**CC-23-51. Environmental Citizen Committee.**

Motion by Councilor Rohrbach, seconded by Councilor Wright to appoint the following to the Environmental Citizens Committee:

NAME:	TERM TYPE:	EXPIRATION DATE:
Jennifer Bartleman	Regular	02/28/26
Michael Salley	Regular	02/28/26
Vasilki Harris	Alternate	02/28/26

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

Motion carried.

**CC-23-52. Historical Commission.**

Motion by Mayor Pro Tem Bliss, seconded by Councilman Fleming to appoint the following to the Historical Commission:

NAME:	TERM TYPE:	EXPIRATION DATE:
Margene Scott	Regular	02/28/26
Robert Konenske	Regular	02/28/26

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

Motion carried.

**CC-23-53. Human Relations and Equity Commission.**

Motion by Councilor Rohrbach, seconded by Councilor Wright to appoint the following  
to the Human Relations and Equity Commission:

NAME:	TERM TYPE:	EXPIRATION DATE:
Syed Murtaza	Regular	08/31/25

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

Motion carried.

**CC-23-54. Information Technology Advisory Committee.**

Motion by Mayor Pro Tem Bliss, seconded by Councilman Fleming to appoint the  
following to the Information Technology Advisory Committee:

NAME:	TERM TYPE:	EXPIRATION DATE:
Brian Davis	Regular	02/28/26

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

Motion carried.

**CC-23-55. Parks and Recreation Advisory Board.**

Motion by Councilor Rohrbach, seconded by Councilwoman Aaron to confirm the  
Mayor's appointment of the following to the Parks and Recreation Advisory Board:

NAME:	TERM TYPE:	EXPIRATION DATE:
Jason Theodoroff	Regular	02/28/25

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

Motion carried.

**CC-23-56. Tax Board of Review.**

Motion by Mayor Pro Tem Bliss, seconded by Councilwoman Aaron, to appoint the  
following to the Tax Board of Review:

NAME:	TERM TYPE:	EXPIRATION DATE:
Marilyn Mayle	Regular	02/28/25
Barbara Kastle	Regular	02/28/25
Elizabeth Shields	Regular	02/28/25
Tyler Hemmingsen	Regular	02/28/25
Marie Bessler	Regular	02/28/25

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

Motion carried.

**CC-23-57. Zoning Board of Appeals.**

Motion by Councilwoman Aaron, seconded by Councilman Soltis, to appoint the  
following to the Zoning Board of Appeals:

NAME:	TERM TYPE:	EXPIRATION DATE:
Linda Corbett	Regular	02/28/26
Margaret Marentette	Regular	02/28/26

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

Motion carried.

**CC-23-58. Interlocal Agreement for S-1 Services.**

Motion made by Mayor Pro Tem Bliss, Seconded by Councilwoman Aaron, to approve the Interlocal Agreement with Hazel Park for S-1 Services not to exceed \$2,000 per month and authorize the City Manager to sign the contract on behalf of the City.

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

Motion carried.

**CC-23-59. CDBG Funded Yard Services/Lawn Service Program Contract.**

Motion made by Councilor Wright, Seconded by Councilwoman Aaron, to award the CDBG funded yard services/lawn service program contract to the lowest responsible bidder, Zimmerman Lawn & Snow, at a unit price of \$21.00 per lot for the 2023 mowing season, and to authorize the City to proceed to the next lowest responsible bidders, Michigan Mowers at unit pricing of \$28.50 per lot or Mobile Guru/Total Lawn Care at unit pricing of \$33.00 per lot in the unlikely event that the contract with Zimmerman is cancelled due to nonperformance or other issues.

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

Motion carried.

**CC-23-60. 2023 Major & Local Sectional Concrete Repairs.**

Motion made by Mayor Pro Tem Bliss, Seconded by Councilwoman Aaron, to concur with the recommendation of our City Engineer, and award the bid for the 2023 Major and Local Sectional Concrete Repairs to the lowest responsible bidder, DiLisio Contracting, Inc., of Clinton Township, Michigan, for the total project amount of \$965,230.90.

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

Motion carried.

**CC-23-61. 2023 R-3 Residential Road Projects.**

Motion made by Mayor Pro Tem Bliss, Seconded by Councilor Wright, to concur with the recommendation of our City Engineer, and award the bid for the 2023 R-3 Residential Road Projects to the lowest responsible bidder, DiLisio Contracting, Inc., of Clinton Township, Michigan, for the total project amount of \$1,633,871.56.

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

Motion carried.

## EXECUTIVE SESSION:

### **CC-23-62. Executive Session: Legal Opinion – Madison Heights v Sayers.**

Motion made by Councilor Wright, Seconded by Councilwoman Aaron, to enter into Closed Executive Session to discuss the Legal Opinion - Madison Heights v. Sayers which is exempt under Section 8 of the Open Meetings Act.

#### Roll Call Vote:

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

Motion carried.

Mayor Grafstein stated that since the Council was entering into an Executive Closed Session, she had Council give their comments at this time.

## COUNCIL COMMENTS:

Councilwoman Aaron thanked Jennifer Rameriz for representing the City in such a positive way.

Mayor Pro Tem Bliss commented that he appreciates all the public art in the City and noted that it is rewarding to see it is not coming from anything formally. He stated that he is excited that October 25th will be designated as Jennifer Rameriz Artist Day. He thanked Corey Almas for his work and knowledge, as well as the creativity he brought to the City. The City has many great boards and commissions, please consider joining one. He stated that while the DTE workers are great and do a phenomenal job, he finds the DTE policy underwhelming. The structure and policy of DTE needs to be changed for responding to such events as last week's ice storm. He encouraged the public to reach out to try to change DTE policy and noted that he would like representatives to come before Council.

Councilor Wright stated to all our neighbors that don't have power, we support you. We are all in this together, so let's keep this in mind when we talk - we must lift each other up. We celebrate Black History month because it's important to acknowledge all the history of the past; it is important to recognize the past. He stated that he was president of MSU Student Government in the past, and the college is like a second home. To have this tragedy happen is hurtful; MSU means a lot to me and so do all the people there. Please remember to be kind, we are all trying to do our best and we need to take care of each other. Thank you, Jennifer Ramirez, for sharing your work with us and thank you for being a kind person. To the Hayter family, your skeletons bring us joy. We all have our own stories, so let's celebrate them all. To anyone who may be interested, please join a board and get involved.



City Attorney Sherman thanked Corey Almas for his years of service and wishes him all the best in his new position. Thank you for the birthday wishes at the last meeting. The MSU tragedy hit very close to home, as his son attends there. This a senseless tragedy, we are all Spartys. We wish the survivors Godspeed.

City Manager Marsh wished Corey Almas well in his new position and stated that the City is going to miss you.

City Clerk Rottmann had no comments this evening.

Councilor Rohrbach echoed the sentiments about Corey Almas, noting it has been a pleasure to work with you over the past several years. She stated that she appreciates how you care about the work you do for the residents of this city. Thank you for investing yourself in the city. She concurred with the sentiments from Councilor Wright on the MSU tragedy and calls on our law makers to make some real policy changes.

Councilman Fleming congratulated all those appointed to boards and commissions and expressed his congratulations to the Hayters and Jennifer Ramirez on their artwork and recognition.

Mayor Grafstein congratulated Corey Almas on his new position. She thanked everyone who opened their homes to MSU students; as a parent, she can't think of anything more terrifying to know this is happening and you can't do anything about it. Thank you to those who assisted those without power. She thanked the Hayters and Jennifer Ramirez for bringing art to the City. Thank you to both Kevin Wright and Michael Howard for speaking about Juneteenth; we appreciate all that you do.

Mayor Grafstein adjourned the Regular Council meeting at 9:02 p.m.

Mayor Grafstein reconvened the Regular Council meeting at 9:30 p.m. All members of Council were present.

**CC-23-63. Executive Closed Session - Legal Opinion - *Madison Heights v. Sayers.***

Motion by Councilor Rohrbach, seconded by Councilman Fleming, to adopt the recommendation of the City Attorney as discussed in the Closed Executive Session.

**Roll Call Vote:**

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

Motion carried.

**ADJOURNMENT:**

Having no further business, Mayor Grafstein adjourned the meeting at 9:31 p.m.

City Council Workshop  
Madison Heights, Michigan  
February 27, 2023

A City Council Workshop was held on Monday, February 27, 2023 at 6:00 PM at City Hall - Council Chambers, 300 W. 13 Mile Rd.

**PRESENT**

Mayor Roslyn Grafstein  
Councilwoman Toya Aaron  
Mayor Pro Tem Mark Bliss  
Councilman Sean Fleming  
Councilor Emily Rohrbach  
Councilor Quinn Wright

**ABSENT**

Councilman David Soltis

**ALSO PRESENT**

City Manager Melissa Marsh  
City Attorney Larry Sherman  
City Clerk Cheryl Rottmann

**CC-23-37. Excuse Councilmember.**

Motion by Mayor Pro Tem Bliss, seconded by Councilwoman Aaron, to excuse Councilman Soltis for tonight's City Council Workshop meeting.

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

Motion carried.

**MEETING OPEN TO THE PUBLIC:**

There were no members of the public wishing to speak.

**DISCUSSION ON CHARTER ISSUES TO BE REFERRED TO CHARTER AMENDMENT COMMITTEE:**

City Manager Marsh began the meeting by stating the purpose of today's workshop was to determine which sections of the Charter should be referred to the Charter Amendment Study Group (CASG). The Charter Amendment Study Group will be tasked with drafting proposed options for Charter amendments for final consideration by City Council to be included on the November 7, 2023 ballot. In order for the items to be included on this ballot, the CASG must have their recommendations back to City Council for consideration at their April 24, 2023 meeting.

City Attorney Sherman provided Council with a history of the reasoning for the drafting and adoption of the Section 5.1 of the Charter.

**CC-23-38. Section 4.5 Elective Officers and Terms of Office, Section 4.6 Special Elections, Section 4.10 Form of Petitions, Section 4.11 Approval of Petition, Section 4.15 Canvass of Votes, Section 5.5 Resignations, Section 7.13 Submission of Initiatory and Referendary Ordinances to Electors.**

Motion by Mayor Pro Tem Bliss, seconded by Councilor Rohrbach, to forward to the CASG Section 4.5 Elective Officers and Terms of Office, Section 4.6 Special Elections, Section 4.10 Form of Petitions, Section 4.11 Approval of Petition, Section 4.15 Canvass of Votes, Section 7.13 Submission of Initiatory and Referendary Ordinances to Electors for amendments to reflect current Michigan Election Law and Section 5.5 Resignations, for revisions to allow citizen board and commission appointment resignations to be accepted administratively.

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

Motion carried.

**CC-23-39. Section 3.4 Election of Mayor; Mayor Pro Tem and 5.7(a) Filling Vacancies in Elective Offices.**

Motion by Mayor Pro Tem Bliss, seconded by Councilman Fleming, to forward to the CASG Section 3.4 Election of Mayor; Mayor Pro Tem to redraft to provide for the automatic appointment of Mayor Pro Tem after each regular city election and 5.7(a) to redraft for the automatic appointment of the Mayor Pro Tem to Mayor in the event of a vacancy in the office of Mayor.

Discussion was held on removing the political aspect of appointing the position of Mayor Pro Tem as well as the appointing of the Mayor Pro Tem to a Mayoral vacancy when the decision is automatic; and whether the previous term election or the current term election totals should be used for the appointment of Mayor Pro Tem.

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

Motion carried.

**CC-23-40. Section 6.1 Regular Meetings.**

Motion by Councilman Fleming, seconded by Councilor Wright, to forward to the CASG Section 6.1 Regular Meetings to redraft to provide for greater flexibility in rescheduling regular Council meetings to alternative days of the week and/or reducing the number of meetings to one (1) meeting per month when there is a lack of business to be presented or considered.

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

Motion carried.

**CC-23-41. Section 5.7(a) Filling Vacancies in Elective Offices.**

Motion by Mayor Pro Tem Bliss, seconded by Councilor Rohrbach, to forward to the CASG Section 5.7(a) Filling Vacancies in Elective Offices, to redraft the appointment procedure of Councilmember in the event of a vacancy in the office of Councilmember.

Council discussed the need to have a procedure in place in the event there are not any unsuccessful candidates to fill a vacancy and whether this process should be reconsidered; whether there should be a minimum threshold met before for qualifying to fill a vacancy that doesn't include circulating petitions, whether appointing an unsuccessful candidate reflects the values of the community, and whether the current system is working as it is and does not to be amended.

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

Voting Nay: Councilwoman Aaron

Motion carried 5-1.

**CC-23-42. Section 5.1 Officers, Qualifications.**

Motion by Mayor Pro Tem Bliss, seconded by Councilor Rohrbach, to forward Section 5.1 Officers, Qualifications for redrafting to eliminate the requirement for a sitting Council member to resign from Council if they wish to run for Mayor.

Discussion was held on the advantages and disadvantages of candidates running for Mayor, whether they sit on Council, are currently serving as Mayor or a candidate not currently serving.

Voting Yea: Councilwoman Aaron, Mayor Pro Tem Bliss, Councilman Fleming,  
Councilor Rohrbach

Voting Nay: Mayor Grafstein, Councilor Wright

Motion carried 4-2.

**ADJOURNMENT:**

Having no further business, Mayor Grafstein adjourned the meeting at 7:04 p.m.

City Council Special Meeting  
 Madison Heights, Michigan  
 February 27, 2023

A City Council Special Meeting was held on Monday, February 27, 2023 at 7:04 PM at City Hall in the Executive Conference Room - 300 W. 13 Mile Road.

**PRESENT**

Mayor Roslyn Grafstein  
 Mayor Pro Tem Mark Bliss  
 Councilwoman Toya Aaron  
 Councilman Sean Fleming  
 Councilor Emily Rohrbach  
 Councilman David Soltis  
 Councilor Quinn Wright

**OTHERS PRESENT**

City Manager Melissa Marsh  
 Assistant City Attorney Jeffrey Sherman  
 Special Legal Counsel Soni Mithani (via conference call)  
 City Clerk Cheryl Rottmann  
 Finance Director Linda Kunath

**MEETING OPEN TO THE PUBLIC:**

There were no members of the public wishing to speak.

**CLOSED SESSION:**

Mayor Grafstein asked for a motion to enter into Closed Executive Session at 7:05 p.m.

**CC-23-43. Legal Opinion - Storm Water Rates, which is exempt from disclosure as provided under Section 8 of the Open Meetings Act.**

Motion made by Councilor Wright, seconded by Councilwoman Aaron, to enter Closed Executive Session to discuss a Legal Opinion regarding Storm Water Rates, which is exempt from disclosure as provided under Section 8 of the Open Meeting Act.

Roll Call Vote:

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

Motion carried.

**ADJOURNMENT:**

Having no further business, Mayor Grafstein adjourned the Special Council Meeting at 7:38 p.m.



## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** 3/13/23

**PREPARED BY:** Matt Lonnerstater, AICP

**AGENDA ITEM CONTENT:** Rezoning PRZN 23-01 (Ordinance 2193): 31010 John R Road - B-1 to B-2

**AGENDA ITEM SECTION:** Ordinances

**BUDGETED AMOUNT:** N/A

**FUNDS REQUESTED:** N/A

**FUND:** N/A

**EXECUTIVE SUMMARY:**

The applicant, Jeff Ukraine on behalf of Goodwill Industries of Greater Detroit, requests to rezone one (1) parcel of land at 31010 John R Road (PIN Number 44-25-01-351-017) from B-1, Local Business, to B-2, Planned Business. The subject property is located at the northeast corner of John R. Road and W. 13 Mile Road.

**RECOMMENDATION:**

Staff recommends that City Council adopt Ordinance # 2193 (PRZN 23-01) upon first reading and schedule a public hearing and second reading for the April 10th, 2023 City Council meeting.



## MEMORANDUM

Date: March 3<sup>rd</sup>, 2023  
 To: City of Madison Heights City Council  
 Meeting Date: March 13<sup>th</sup>, 2023  
 From: Matt Lonnerstater, AICP – City Planner  
 Subject: Rezoning Request PRZN 23-01 (Ordinance #2193) – 31010 John R Rd. – B-1 to B-2 – First Reading  
 Recommendation: Approval (Planning Commission)

### Introduction

The applicant, Jeff Ukrainec on behalf of Goodwill Industries of Greater Detroit, requests to rezone one (1) parcel of land at **31010 John R Road** (PIN Number 44-25-01-351-017) from **B-1, Local Business, to B-2, Planned Business**. The subject property is located at the northeast corner of John R. Road and W. 13 Mile Road.

### Background

The subject site consists of one (1) parcel which contains a total area of approximately 1.31 acres. The site is improved with an existing 11,000 sq. ft. commercial structure most recently occupied by CVS Pharmacy and Spirit Halloween; the structure is currently vacant.

The applicant requests a rezoning to B-2, Local Business, to open a Goodwill retail store within the existing building. Because Goodwill sells used products (such as clothing, electronics, furniture, and home goods), the store is classified as a *used good use* per the Madison Heights Zoning Ordinance. Per Section 10.502(A) of the Zoning Ordinance, *used good uses* are considered a regulated use. In addition to used good uses, regulated uses include others that have, “serious objectionable operational characteristics [...]” including, but not limited to, tattoo parlors, pawnbrokers, billiard halls, massage parlors, adult theaters, cabarets, and sexually-oriented businesses. Regulated uses are subject to strict siting standards, as follows:

- Shall not be located within 1,000 feet of another regulated use; and
- Shall only be permitted in the B-2 and B-3 zoning districts after Special Approval by City Council; and
- Shall not be located within 300 feet of a church, a school, a residential zoning district or residential use, a public park, or a childcare facility.

The applicant requests a B-2 zoning designation as the first step in obtaining regulated use approval. Additional approvals, including Special Approval through City Council, a dimensional variance through the Zoning Board of Appeals, and site plan approval through the Site Plan Review Committee, will be necessary prior to obtaining a Certificate of Occupancy for the proposed use.

Note that approval of the rezoning would not constitute approval of the Special Approval Use, dimensional variance, or site plan.

### Zoning and Land Use Considerations

Per the Zoning Ordinance, the existing B-1, Local Business zoning district is, “*designed to meet the day-to-day convenience shopping and service needs of persons residing in adjacent residential areas.*” Conversely, the proposed B-2, Planned Business district is designed, “*to cater to the needs of a larger consumer population than is served by the Local Business District, and [is] generally characterized by an integrated cluster of establishments served by a common parking area and generating large volumes of vehicular and pedestrian traffic.*”

City Council should consider all the potential uses that could be developed on this site if it were to be zoned B-2. These uses are highlighted in the table below, compared with uses permitted under the current B-1 zoning designation:

***Uses permitted in B-1 and B-2 Zoning Districts***

USE	B-1 Local Business	B-2 Planned Business
General Retail Business	P	P
Personal Service (e.g. beauty parlors, barbershops)	P	P
Office Uses	P	P
Medical Offices	P	P
Restaurants	P	P
Gas Stations	S*	S*
Equipment Rental	S	P
Bars	S	S
Theaters/Assembly Halls		P
Bowling Alley		P
Motor Vehicle Repair/Maintenance		S
Indoor/Outdoor Recreational Uses		S
Regulated Uses		S*

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

*\*Subject to additional siting requirements.*

Significant uses permitted in the B-2 district not currently allowed under the B-1 designation include motor vehicle maintenance, regulated uses, and indoor/outdoor recreation. However, these uses would be subject to additional Special Approval use review and approval through City Council.

Staff notes that the existing structure on site is set back approximately 15 feet from the east side property line. While the existing B-1 zoning district does not require any interior side yard setbacks, the proposed B-2 district requires a minimum interior side yard setback of 20 feet. Therefore, if the rezoning is approved, the existing structure would be considered legally non-conforming regarding its side yard setback. Any future building improvements would be subject to the B-2 dimensional standards.

**When reviewing a rezoning request, the City Council should review the proposed district’s consistency and compatibility with existing adjacent land uses, zoning designations and the future land use map as laid out in the Master Plan:**



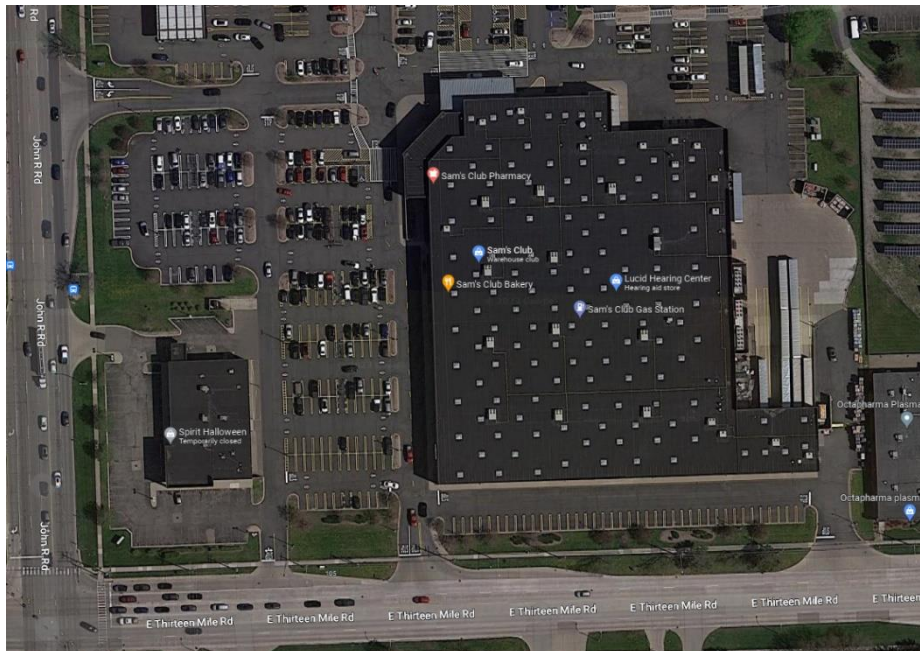
Existing Land Use

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

***Existing Land Uses and Zoning***

	Existing Land Use	Existing Zoning
<b>Site</b>	Commercial Building (vacant)	B-1, Local Business
<b>North</b>	Parking/Gas Station (Sam's Club)	B-2, Planned Business
<b>South (across 13 Mile)</b>	Retail and Multiple Family Residential	B-1, Local Business, and R-M, Multiple-Family Residential
<b>East</b>	Parking (Sam's Club)	B-2, Planned Business
<b>West (across John R)</b>	Retail	B-1, Local Business

Adjacent land uses consist primarily consist of commercial and retail development, with multi-family residential units across 13 Mile Road. The subject property is located immediately to the west of Sam's Club, and shares curb cuts, drive aisles, and parking with the wholesale club.

***Existing Conditions at John R and 13 Mile Road (northeast corner)******Existing Conditions at John R and 13 Mile Road (looking north)***

Source: Google Maps

### Future Land Use

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

#### ***Future Land Use***

	<b>Future Land Use</b>
<b>Site</b>	Commercial
<b>North</b>	Commercial
<b>South (across 13 Mile)</b>	Commercial and Multiple-Family
<b>East</b>	Commercial
<b>West (across John R)</b>	Office

The future land use designation of the subject site is *Commercial*. Per the Master Plan, the Commercial designation is intended to accommodate a “*broad range of goods and services*.” Adjacent future land use designations include commercial, office, and multiple-family residential.

### **Staff Analysis**

The subject property is surrounded by the Sam’s Club property (zoned B-2), including their associated parking, drive aisles and gas station. The subject site shares vehicular access points and drive aisles with Sam’s Club and, for all intents and purposes, could be considered an outlot of the Sam’s Club property. Given the subject property’s integration into the surrounding Sam’s Club property, staff believes that the site generally meets the intent of the B-2 zoning district to accommodate an “*integrated cluster of establishments served by a common parking area and generating large volumes of vehicular and pedestrian traffic*.”

Staff finds that the core uses permitted in the B-1 and B-2 districts are fairly consistent with one another. While the B-2 district does permit several uses not allowed in the B-1 district, such as motor vehicle repair facilities and indoor/outdoor recreation, the more intensive uses require Special Approval through City Council. The Special Approval requirement ensures that additional review, action, and conditions of approval can be made on a case-by-case basis.

If the B-2 rezoning request is approved, any major re-development on the subject parcel would be subject to site plan approval through the Site Plan Review Committee. Certain uses, such as the potential used goods use/regulated use, would require Special Approval through City Council and further action through the Zoning Board of Appeals. As previously noted, if the rezoning is approved, the existing structure would be considered legally non-conforming regarding its side yard setback. Any future building improvements would be subject to the B-2 dimensional standards.

### **Planning Commission Action and Findings**

At their February 21<sup>st</sup>, 2023 meeting, the Planning Commission recommended approval of the rezoning to City Council based upon the following findings:

1. The applicant requests a rezoning from B-1, Local Business, to B-2, Planned Business, to open a used goods use within the existing structure on site. The B-2 district permits a range of general commercial, retail, restaurant, and office uses. The uses permitted in the B-2 district are generally appropriate for the subject site.

2. The proposed B-2 district is generally compatible and consistent with adjacent retail uses, including the Sam's Club wholesale facility that surrounds the subject site. The subject site shares vehicular access points, drive aisles, and parking with the Sam's Club, which is consistent with the intent of the B-2 zoning district.
3. The proposed B-2 District is compatible with adjacent B-1 and B-2 zoned parcels, as well as Multiple-Family-zoned parcels across 13 Mile Rd.
4. The proposed B-2 District is aligned with the "Commercial" future land use designation for the subject site.
5. The Site Plan Review Committee (SPRC) reviewed the proposed rezoning request at their January 25<sup>th</sup>, 2023 meeting and did not express any objections. The SPRC will separately review additional applications relating to this project, if submitted, including special use, variance, and site plan submittal. Special Approval through City Council is required for used good uses (subject to additional siting standards for regulated uses).

### Next Step

**Based on the aforementioned findings and recommendation of approval from the Planning Commission, staff recommends that the City Council adopt Ordinance #2193 (PRZN 23-01) upon first reading and schedule the required public hearing and second reading for the April 10<sup>th</sup>, 2023 City Council Meeting.**

### Additional Policy Considerations

As a separate policy discussion, staff advised the Planning Commission to consider the full list of *Regulated Uses* per Section 10.502(A) of the Zoning Ordinance. In particular, staff encouraged the Planning Commission to discuss whether or not certain non-adult/non-sexually oriented uses currently classified as regulated uses (such as tattoo parlors, used good uses, and billiard/pool halls) are still considered to have "*objectionable operational characteristics*" or contribute to the "*blighting or downgrading of the surrounding neighborhood.*" If desired by the Planning Commission and City Council, modifications to the Regulated Uses section may be made as part of the City's ongoing Zoning Ordinance rewrite project to reduce the administrative burden for business owners who wish to open such businesses in Madison Heights.

**ORDINANCE NO. 2193**

AN ORDINANCE TO AMEND ORDINANCE NUMBER 571, BEING AN ORDINANCE CODIFYING AND ADOPTING A NEW CODE OF ORDINANCES FOR THE CITY OF MADISON HEIGHTS BY AMENDING THE ZONING MAP IN CONNECTION THEREWITH.

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 1 PART OF SW 1/4 BEG AT PT DIST N 379.50 FT & N 89-53-00 E 43 FT FROM SW SEC COR, TH N 89-53-00 E 39.50 FT, TH S 33 FT, TH N 89-53-00 E 154.98 FT, TH S 286.64 FT, TH S 89-54-00 W 191.44 FT, TH N 45-00-00 W 4.30 FT, TH N 316.50 FT TO BEG

*PIN 44-25-01-351-017. 31010 JOHN R ROAD*

Shall be changed from B-1, LOCAL BUSINESS, to B-2, PLANNED 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 \_\_\_\_\_, 2023.

---

Cheryl E. Rottmann  
City Clerk

FIRST READING: March 13<sup>th</sup>, 2023

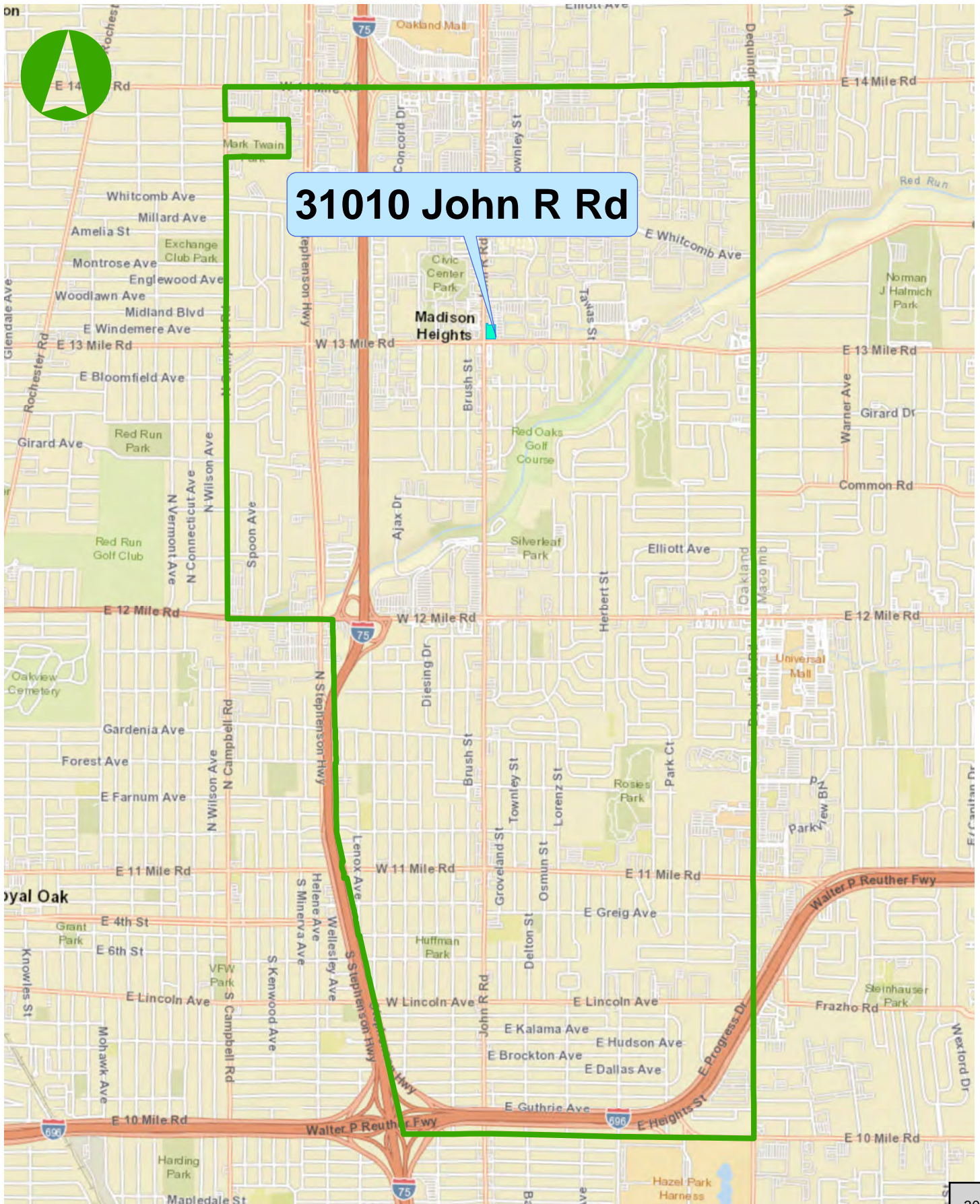
PUBLIC HEARING: ,2023

ADOPTED: ,2023

PUBLISHED: ,2023

EFFECTIVE: ,2023



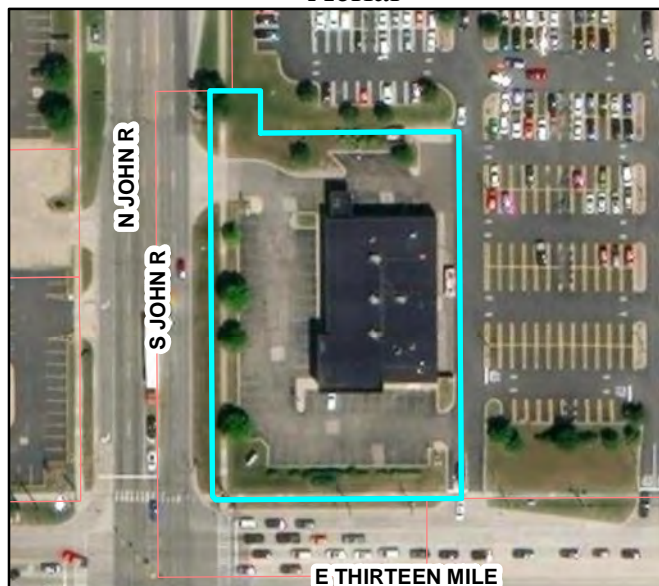


# Site Address: 31010 John R Road

[Click for maps](#)

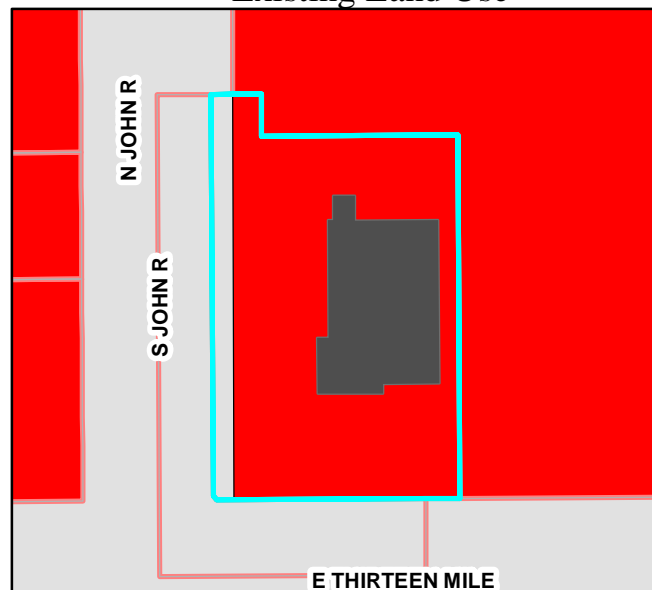


## Aerial



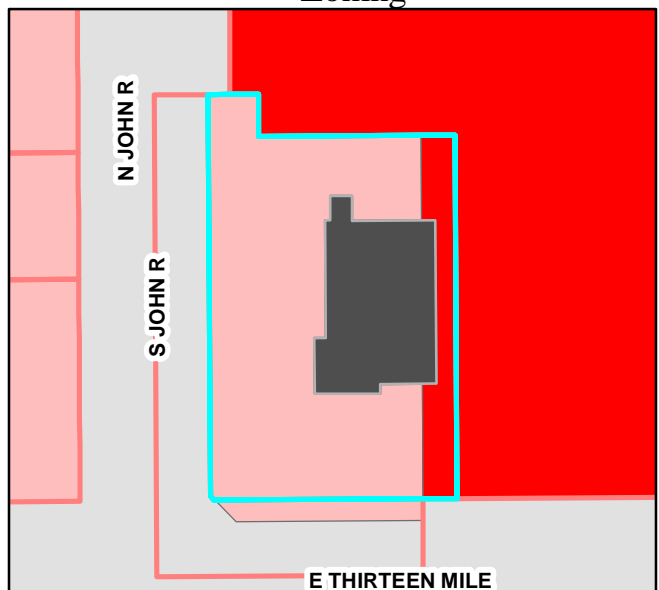
- 31010 John R Rd
- Parcels

## Existing Land Use



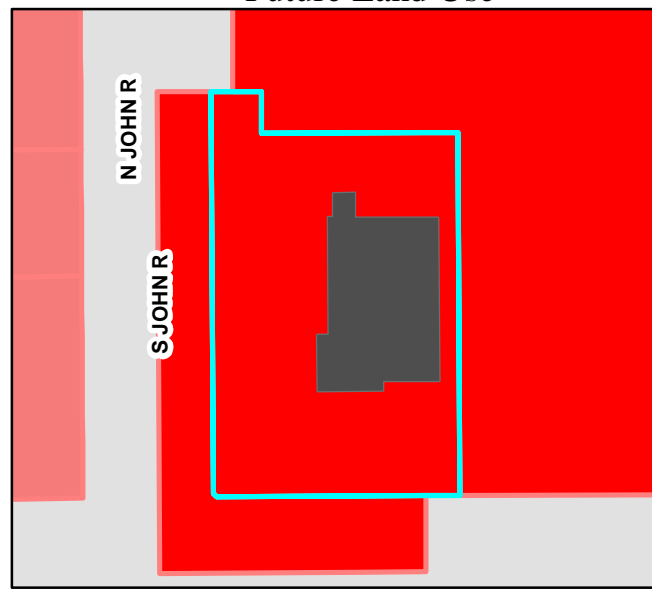
- 31010 John R Rd
- Buildings
- Commercial
- Parcels

## Zoning



- 31010 John R Rd
- Buildings
- B-2 Planned Business
- B-1 Local Business
- Parcels

## Future Land Use

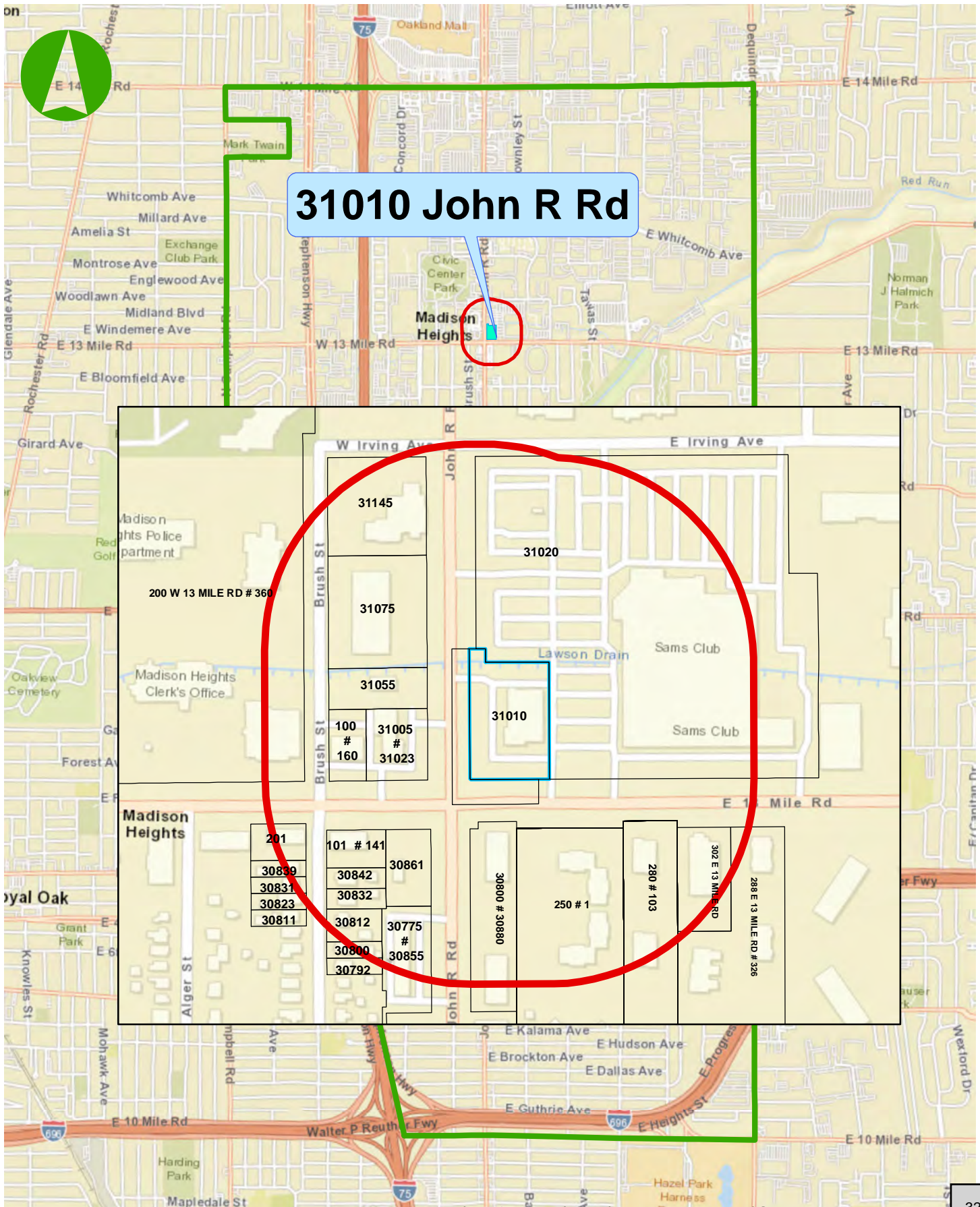


- 31010 John R Rd
- Buildings
- Commercial
- Office



# ZBA CASE: 23 - 01

## BUFFER 500 FT





## NOTICE OF PUBLIC HEARING

Notice is hereby given that the Madison Heights Planning Commission will hold a public hearing on **Tuesday, February 21<sup>st</sup>, 2023 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:

**Rezoning Request No. PRZN 23-01** by Goodwill Industries of Greater Detroit to rezone one (1) parcel of land located at 31010 John R Road (TM# 44-25-01-351-017) from B-1, Local Business district, to B-2, Planned 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](http://www.madison-heights.org) in the Agenda Center.

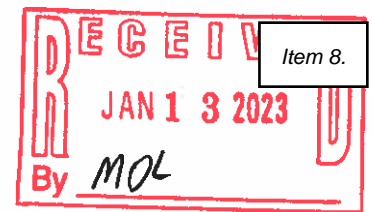
For further information, please contact the Community and Economic Development Department at (248) 583-0831.

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

Madison-Park News: January 25<sup>th</sup>, 2023.



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
300 W. THIRTEEN MILE RD.  
MADISON HEIGHTS, MI 48071  
(248) 583-0831



Application to Rezone Land

I (we) the undersigned do hereby respectfully apply and petition the City of Madison Heights to amend the Zoning Ordinance by changing the zoning map as hereinafter requested. As part of this application, the following facts are shown:

- Request is hereby made that the following property be rezoned from **B-1** to **B-2**.
- The property address is **31010 John R Rd** and the parcel is located on the **East** side of **John R Rd** street between **13 Mile Rd** and **E Irving Ave** streets.
- The legal description of said property is as follows: (attach separately if necessary)  
**T1N, R11E, SEC 1 PART OF SW 1/4 BEG AT PT DIST N 379.50 FT & N 89-53-00 E 43 FT FROM SW SEC COR, TH N 89-53-00 E 39.50 FT, TH S 33 FT, TH N 89-53-00 E 154.98 FT, TH S 286.64 FT, TH S 89-54-00 W 191.44 FT, TH N 45-00-00 W 4.30 FT, TH N 316.50 FT TO BEG 1.31 A 2-11-04 FR 012 & 015**
- The sidwell number for the property is: **44 25 01 351 017**
- The owner of said property is:  
Name: **NADG NNN CPHARM (MH-MI) LP C/o Rob Shelton**  
Street Address: **3131 McKinney Ave, Suite L10**  
City, State, Zip: **Dallas, TX 75204**  
Phone: **(469) 906-7300** Email: **rshelton@nadg.com**
- The Applicant is:  
Name: **Goodwill Industries of Greater Detroit, Inc. C/o Jeff Ukrainec**  
Street Address: **3111 Grand River Ave**  
City, State, Zip: **Detroit, MI 48208**  
Phone: **(313) 557-8773** Email: **jukrainec@goodwilldetroit.org**
- The applicant is the:  
☐ Owner ☐ Legal Representative ☐ Purchaser ☒ Other **Proposed Lessee with Right of First Refusal to Purchase the Property**
- Description of proposed use: **Goodwill retail store selling new and gently used clothing & accessories, electronics, furniture, home goods, movies, music, books and toys. Creating approximately 25 jobs. Goodwill's Mission is "We build pathways to independence through personal development and the power of work." Goodwill Detroit is a comprehensive social enterprise that use revenue generated to directly support many of life-changing programs, all while directly providing on-the-job training. Goodwill Detroit provides best in class personal and workforce development training program to Metro Detroit residents living with mental health challenges or developmental disabilities, returning citizens, and residents who have been chronically under or unemployed. Their work is cemented in its founding belief in helping people, and their families move from poverty and dependence to prosperity and independence.**

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
 300 W. THIRTEEN MILE RD.  
 MADISON HEIGHTS, MI 48071  
 (248) 583-0831

9. Attached two (2) copies of the plot plan prepared in compliance with the requirements shown in item number three (3) of the "Procedure for Filing Rezoning Application" and the \$1,500.00 application fee.

Signature of Owner: \_\_\_\_\_

Signature of Applicant: \_\_\_\_\_

Date: \_\_\_\_\_

Notary's Signature: \_\_\_\_\_

Notary's Print Name: \_\_\_\_\_

Notary Public, State of Michigan, County of: \_\_\_\_\_

My Commission Expires on: \_\_\_\_\_

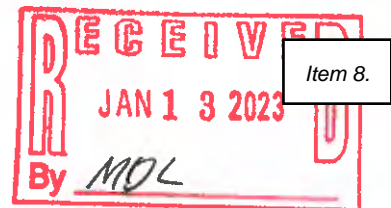
Acting in the County of: \_\_\_\_\_

Note: All owners of the property must sign this application and all signatures must be notarized, or legal proof of authority to apply, such as a Power of Attorney, must be attached.

ANGELA V. MCKEITH  
 NOTARY PUBLIC, STATE OF MI  
 COUNTY OF WAYNE  
 MY COMMISSION EXPIRES Feb 12, 2027  
 ACTING IN COUNTY OF Wayne



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
300 W. THIRTEEN MILE RD.  
MADISON HEIGHTS, MI 48071  
(248) 583-0831



Application to Rezone Land

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4. The sidwell number for the property is: **44 25 01 351 017**
5. The owner of said property is:  
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Street Address: **3131 McKinney Ave, Suite L10**  
City, State, Zip: **Dallas, TX 75204**  
Phone: **(469) 906-7300** Email: **rshelton@nadg.com**
6. The Applicant is:  
Name: **Goodwill Industries of Greater Detroit, Inc. C/o Jeff Ukrainec**  
Street Address: **3111 Grand River Ave**  
City, State, Zip: **Detroit, MI 48208**  
Phone: **(313) 557-8773** Email: **jukrainec@goodwilldetroit.org**
7. The applicant is the:  
☐ Owner ☐ Legal Representative ☐ Purchaser ☒ Other **Proposed Lessee with Right of First Refusal to Purchase the Property**

Description of proposed use: **Goodwill retail store selling new and gently used clothing & accessories, electronics, furniture, home goods, movies, music, books and toys. Creating approximately 25 jobs. Goodwill's Mission is "We build pathways to independence through personal development and the power of work." Goodwill Detroit is a comprehensive social enterprise that use revenue generated to directly support many of life-changing programs, all while directly providing on-the-job training. Goodwill Detroit provides best in class personal and workforce development training program to Metro Detroit residents living with mental health challenges or developmental disabilities, returning citizens, and residents who have been chronically under or unemployed. Their work is cemented in its founding belief in helping people, and their families move from poverty and dependence to prosperity and independence.**

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
 300 W. THIRTEEN MILE RD.  
 MADISON HEIGHTS, MI 48071  
 (248) 583-0831

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Signature of Owner: \_\_\_\_\_

Signature of Applicant: \_\_\_\_\_

Date: 1-12-23

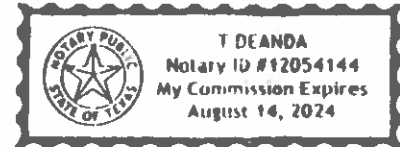
Notary's Signature: T. Deanda

Notary's Print Name: T. Deanda

Notary Public, State of Texas, County of: Dallas

My Commission Expires on: 8-14-2024

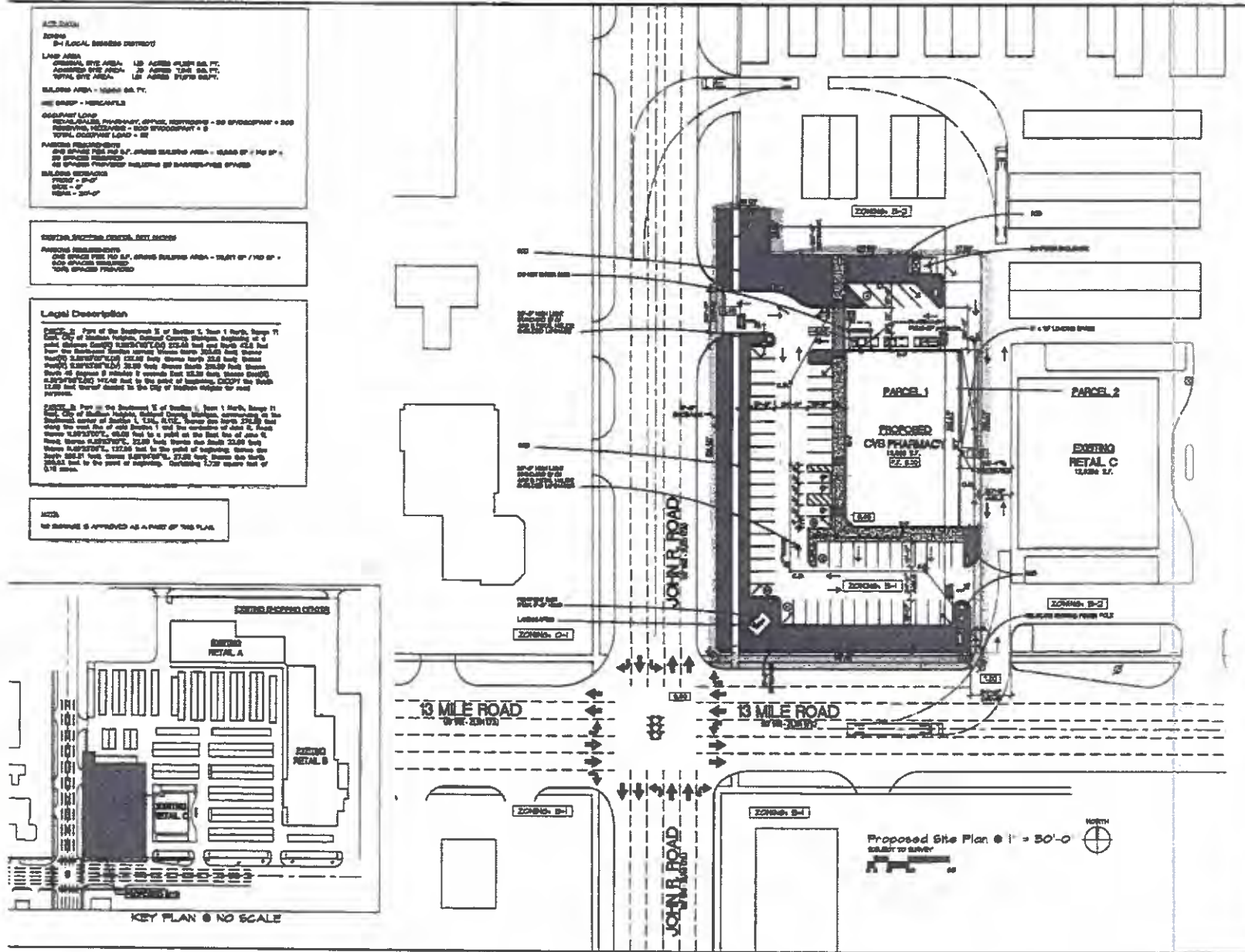
Acting in the County of: Dallas



Note: All owners of the property must sign this application and all signatures must be notarized, or legal proof of authority to apply, such as a Power of Attorney, must be attached.

EXHIBIT A

SITE PLAN



**F. Matthew Ray, Architect**  
 1000 W. Madison Street  
 Madison, Indiana 47102  
 T: (317) 244-1234  
 F: (317) 244-1235  
 E: fmatthewray@aol.com

---

**DATE:**

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**REVISIONS:**

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**PROJECT:**

**CVS/**  
**pharmacy**  
 Northern Left Prototype  
 1000 W. Madison Street  
 1000 W. Madison Street  
 1000 W. Madison Street  
 1000 W. Madison Street  
 1000 W. Madison Street

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**DEVELOPER:**

**JOHN RAY**  
 1000 W. Madison Street  
 1000 W. Madison Street  
 1000 W. Madison Street  
 1000 W. Madison Street  
 1000 W. Madison Street

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**REVISIONS:**

**NO** **DATE** **BY**

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**PLANNING AID** **ADP**

**DESIGN BY:** **ADP**

**DATE:** **MARCH 21, 2003**

**3RD REVISION:** **02/01**

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**TITLE:**

**SITE PLAN**

---

**KEY NUMBER:**

**SP-1**

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**OWNER:**

**PERIOD:**

**DO NOT SCALE DRAWINGS**





February 10, 2023

Madison Heights Planning Commission  
City Hall  
300 West Thirteen Mile Road  
Madison Heights, MI 48071

**RE: Rezoning Request No. PRZN 23-01 at 31010 John R Road (TM# 44-25-01-351-017)**

Dear Commissioners:

Prior to our rezoning request hearing scheduled for Tuesday, February 21, 2023, I wanted to introduce myself and my organization, Goodwill Industries of Greater Detroit.

Goodwill of Greater Detroit has signed a letter of intent to lease a vacant property at 31010 John R Road (the former CVS at 13 Mile and John R) for what we hope will be our seventh thrift store in the metro Detroit area. We currently operate successful retail stores in Canton, Livonia, Commerce Township, Woodhaven, Dearborn and Ypsilanti.

Goodwill is best known for donated goods and thrift stores. What many do not know, however, is the significant impact of these stores on the mission of Goodwill and all of the communities we serve. Our mission is to **build pathways to independence through personal development and the power of work**. Our retail stores help to fund the training, development and job-placement programming that we provide to individuals across the five county metro Detroit region.

Here is what a new Goodwill store will bring to Madison Heights:

- **Employment and Inclusion** – Goodwill provides jobs. We will employ local residents, including those living with disabilities.
- **Cool Factor** – Thrifting is in! A store in Madison Heights will attract hip, young shoppers from surrounding areas to browse, buy and dine in your community.
- **Sustainability** – Goodwill is environmentally conscious, diverting goods from landfills. In support of your goals and ours, we reuse and recycle millions of tons annually.
- **Convenience** - Ninety percent of goods donated to Goodwill stores come from nearby residents. We provide an accessible, convenient, in-person experience, without the visual disruption of donation bins.

For your convenience, I have included a brochure with more information about Goodwill of Greater Detroit and our retail portfolio.

I appreciate your consideration and look forward to meeting each of you on February 21. Meanwhile, if you have any questions, please don't hesitate to reach out.

Sincerely,

Jeffrey J. Ukrainec  
Vice President, Donated Goods Retail  
Office: 313.557.8773 Mobile: 313.550.2268





# RETAIL PORTFOLIO 2023

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We build pathways to independence  
through personal development  
and the power of work.

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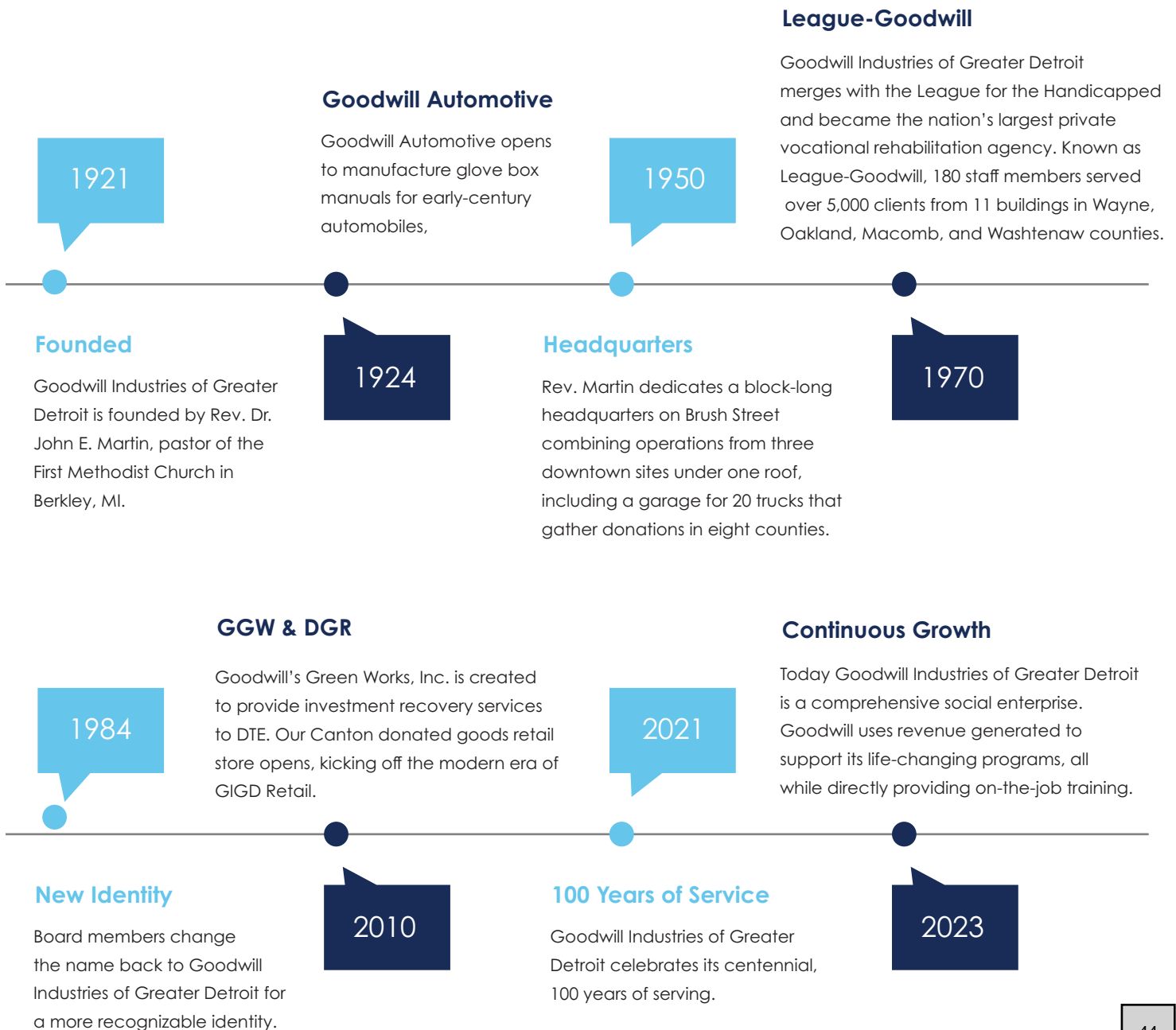
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# Our History & Timeline

For over 100 years, Goodwill Industries of Greater Detroit has been a leader in making a difference in people's lives. We are committed to providing second chances, growing and restoring independence and dignity, and improving the quality of life for our community members.





# Our Mission In Action



"There's lots of good programs out there, but soon you're on your own. Goodwill helps you get established."

- Parlo, Goodwill's Flip the Script

Goodwill of Greater Detroit is far more than a second-hand clothing retailer. We are a comprehensive enterprise comprised of three distinct operations - Goodwill Donated Goods Retail stores, Goodwill's Green Works and Goodwill Integrated Solutions. Goodwill subsidiaries support life-changing mission programs and provide on the job training.



# Our Programs



## Flip the Script

Focuses on transforming the lives of justice involved individuals through life skills, education, job placement, financial coaching and post-employment retention services.



## Skill Building

Helps adults living with intellectual or developmental disabilities strengthen their functional skills in the areas of employment, financial literacy, communication, socialization, and daily life.



## Career Centers

Provide resources and workshops that prepare people for work and assist businesses with locating personnel.



## Welding Academy

A 12-week hands-on curriculum, through which participants earn American Welding Society Level-1 Certification.



## A Place of Our Own Clubhouse

Provides opportunities for people living with mental illness to engage in society through friendship, employment and support services.



## SURGE Center

From stable housing to child care, our coaches assist employees in managing personal and professional challenges that may impede their job performance.





# Our Subsidiaries



## Goodwill Integrated Solutions

Provides packaging, distribution, kitting, light assembly, rework, and audit/inspection services, shipping over one million pieces a month. As an extension of Goodwill of Greater Detroit, GIS is focused on helping individuals with significant employment barriers obtain and retain employment, earn a living wage, and start on a career path with opportunities for advancement.



## Goodwill's Green Works

An industrial recycling facility on Detroit's East Side, providing money-saving asset recovery services that are safe for the environment. Importantly, Green Works provides both transitional work experience and independent employment opportunities for individuals in Goodwill's mission programs and in our communities.

## MISSION IMPACT

Read about real stories. Real people. Real impact.



**11,700**

PEOPLE SERVED

Our mission **served**  
11,700 people in 2022.

**1,557**

JOBS PLACED

1,557 people obtained  
**competitive employment.**

**\$17.91**

AVG. STARTING  
HOURLY WAGES

Job-ready individuals  
who participate in  
Goodwill programs earn  
**competitive wages.**

**94%**

JOB  
RETENTION

The skills gained through  
Goodwill services help  
individuals **maintain**  
**employment** beyond 90  
days and 91% after 180 days.



# Quick Facts

## Goodwill International

- Is a network of **166 independent**, community-based organizations in the U.S.
- Total revenue by Goodwill organizations: \$5.4 billion annually, with **3,000+ retail stores**
- Total number of donors (includes repeat donations): **65+ million** annually
- Retail sales: **\$4 billion** annually
- **86% of revenues** funded employment programs and support services

## Goodwill of Greater Detroit Retail

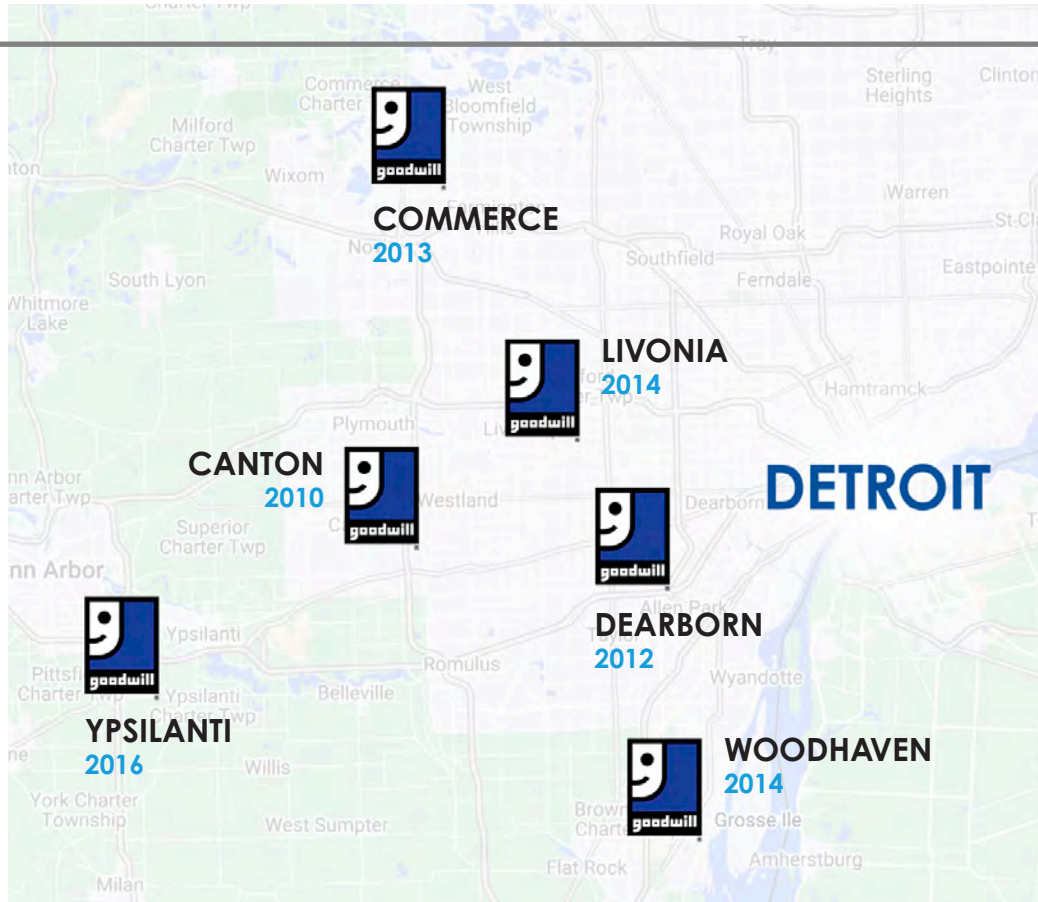
- Operates **6 retail stores** across Metro Detroit
- Engages with roughly **30,000 active shoppers** via email; 5,000 are enrolled in our Club Blue loyalty program
- In 2022, same store sales grew by **12%**
- In 2022, donation events up **8%**
- In 2022, **\$6 million in overall sales**







# Retail Footprint



Goodwill of Greater Detroit is dedicated to helping our communities. Our stores offer a sustainable solution to the environment, reselling gently-used clothing and household items that would otherwise end up in landfills. Proceeds support our mission programs, which help local residents find independence through personal development and the power of work.



# Who Shops & Why?



## Frugal Fashionistas

Specifically, Gen Z women looking to save money, find discounted high-end brands, and collect distinct-to-them clothing. They like to have fun while shopping, enjoy finding special items that complete outfits, and appreciate a more sustainable shopping option.



## Resellers

Many of our shoppers own local small businesses of their own. They hunt our stores picking unique items that they can use to fill their own shelves. This includes both brick and mortar businesses, as well as online resellers using platforms like eBay and Facebook Marketplace.



## Treasure Hunters

For these millenials and boomers, thrifting is in their DNA. Goodwill of Greater Detroit is just one stop on their weekly circuit. They enjoy the process and spend their leisure time looking for unique finds (home goods and clothing). When they find something cool, they tell people about it.



## Minimizers

The primary reason many people shop Goodwill of Greater Detroit is to help reduce their household spending. For families with young kids, it's a great place for clothes they will outgrow. Goodwill's everyday value and selection meets their needs.



# Secondhand Cycle



## Secondhand Shopping is Growing

- Secondhand shopping saw record growth in 2021, growing by 32%.
- The secondhand market is expected to more than double by 2026, reaching \$82 billion.
- Resale clothing is expected to grow 16X faster than the broader retail clothing sector from now until 2026.
- Resale clothing is expected to be larger than fast fashion by the year 2029.
- 41% of shoppers are looking at secondhand first; this grows to 62% for Gen Z and Millennials.



# What to Expect

**When a Goodwill of Greater Detroit store opens in your neighborhood, you're getting more than an exciting new thrift shopping experience. Ninety-two cents on every dollar spent at our stores supports personal and workforce development programming. When you shop second hand, you support the environment and you provide second chances for your community.**

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## Site Specifications

- Preferred size: 11,000 - 21,000 square feet
- Co-tenants: Target, Walmart, Home Depot, Kohls, Meijer, and grocery anchors
- Free standing or end cap
- Drive-thru donation access required

## Goodwill of Greater Detroit Retail

- Increased customer traffic
- Mutually beneficial: your shoppers become our donors and our donors become your shoppers
- Potential/forecast for each store: 100K shoppers
- Potential/forecast for each store: 30K donors
- Market potential: \$45 - \$136 million in annual sales to support Goodwill's mission





# Photo Gallery





# Photo Gallery





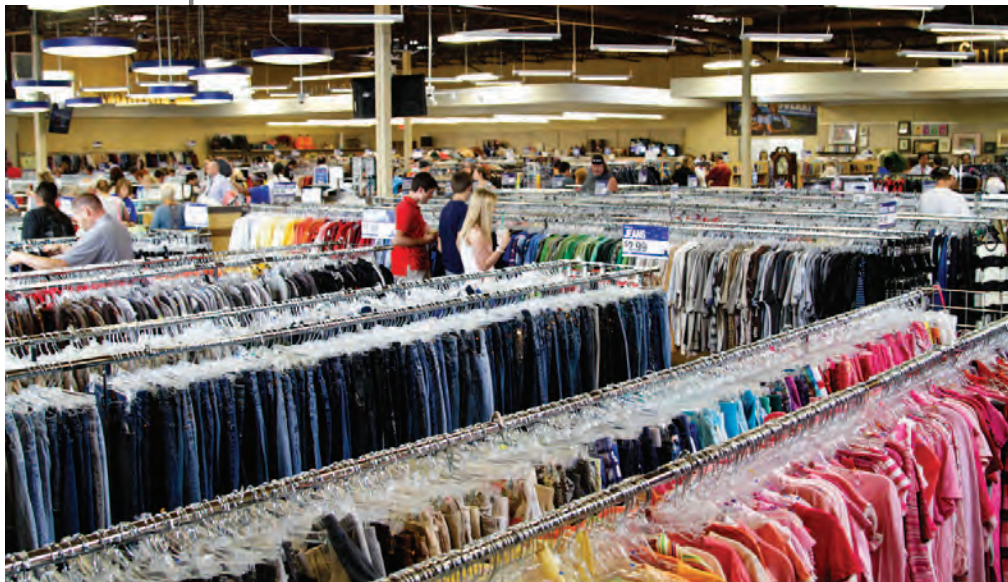


# Photo Gallery





# Photo Gallery







# Photo Gallery



## **ALL FOLLOW-UP INQUIRIES SHOULD BE ADDRESSED TO:**

### **JEFF UKRAINEC**

Vice President, Donated Goods Operations

#### **PHONE:**

Direct - 313.557.8773

Cell - 313.550.2268

Fax - 313.557.8577

#### **EMAIL:**

Jeff.Ukraine@goodwilldetroit.org

**Matt Lonnerstater**

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**From:** chris45925@aol.com  
**Sent:** Saturday, February 11, 2023 5:29 PM  
**To:** Matt Lonnerstater  
**Subject:** Rezoning request no PRZN 23-01

Mr. Lonnerstater,

I am submitting the following to be read into the record at the Madison Heights Planning Commission to be held February 21st. This is in regards to the request by Goodwill Industries of Greater Detroit to rezone 31010 John R from B-1 to B-2. It is my understanding that Goodwill Industries would like to repurpose the former CVS currently on that site for a Goodwill store. I think this is an excellent use for that parcel for the following reasons:

1. Second hand or thrift stores are a great way to save money for the residents of Madison Heights and the surrounding area. With one St. Vincent dePaul store at 12 Mile and I-75, and a Grace Center of Hope and a Value Village both at 11 Mile and I-696 there are few options available in the area. With the current rate of inflation, many residents are looking for ways to make their cash go further and thrift stores are a great option
2. Thrift stores help the environment by keeping gently used items out of the landfills and encouraging the re-use of clothing and items that have already been created, decreasing the need for the production of additional items. Most people would much rather donate an item rather than throw it away and this store would be an excellent place for them to donate.
3. Organizations running second hand shops provide jobs and support to the local community.
4. That area of Madison Heights has an abundance of retail shopping. A Goodwill shop increases the variety of shopping options on the John R corridor and offer a one of a kind treasure hunting experience that you can't find at standard brick and mortar stores.

I would like to see Goodwill Industries make use of the currently empty store on the corner of 13 Mile and John R. I hope the Planning Commission agrees and is willing to rezone that parcel.

Christine Fecteau

**Matt Lonnerstater**

---

**From:** Steve Conner <fwbchapelpastor@gmail.com>  
**Sent:** Wednesday, February 1, 2023 3:17 PM  
**To:** Ukrainec, Jeffrey  
**Subject:** Welcome to the neighborhood

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello Jeff,

We welcome any help to improve the lives of the people in our neighborhood. We believe it's very beneficial to help people with their physical needs. We welcome any business that has the goal of giving back to the community.

If you need anything more please contact us.

Pastor Steve Conner

Free Will Baptist Chapel

**Matt Lonnerstater**

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**From:** Tyler VanSteenburg <tyvansteen@gmail.com>  
**Sent:** Friday, January 27, 2023 2:14 PM  
**To:** Ukrainec, Jeffrey  
**Subject:** Re: connection for Goodwill

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Jeff,

Thanks for reaching out! We are so excited about the possibilities this could open up for our community! Madison Heights Church of the Nazarene is in full support of Goodwill moving into the old CVS!

Pastor Tyler VanSteenburg  
Madison Heights Church of the Nazarene  
Lead Pastor

On Thu, Jan 26, 2023 at 4:54 PM Ukrainec, Jeffrey <[Jeff.Ukrainec@goodwilldetroit.org](mailto:Jeff.Ukrainec@goodwilldetroit.org)> wrote:

Tyler – thanks for the call today. Greatly appreciate it and your support for our potential upcoming project.

Again, my name is Jeff Ukrainec and I am the Vice President of Donated Goods Retail for Goodwill Industries of Greater Detroit.

Goodwill Industries of Greater Detroit has signed a letter of intent to lease the vacant property at [31010 John R Rd](#) (former CVS in front of Sam's Club). Even though Goodwill is a not-for-profit, second hand retail is considered a special land use in Madison Heights, thus we need approval from the Zoning Board and City Planning Commission to allow us to occupy and operate our store. Along with this, they have an ordinance in place that requires additional approval if the property is located within 300 of a church, thus the reason I am reaching out to you.

A little history, Goodwill Industries of Greater Detroit has been operating for over 100 years, and our mission is "We build pathways to independence through personal development and the power of work." With this mission in mind, our stores not only provide direct employment opportunities for 20+ employees, but it also helps to raise funds to support our employment and training programs, which allows Goodwill to create other jobs. So anyone that may have a barrier to employment, whether it be a disability, background issue, or single parent family, we either provide training to give people the skills to gain employment or, like the store we would open, we create a business to actually employ these individuals.

We intend to be an attractive addition to Madison Heights and by bringing our Goodwill resale store to city, everyone will benefit. It will create jobs, it will provide a location for the residents of Madison Heights to donate their unwanted items, it will stimulate the economy, it will drive traffic to the other neighboring businesses, and it will help the environment as we try to reuse, recycle, repurpose, or resell all items we receive.

Please feel free to contact me with any questions you might have and I appreciate your help.

Thank you.

**Jeff Ukraineec**

Vice President, Donated Goods Operations

**Goodwill Industries of Greater Detroit**

[3111 Grand River Ave., Detroit, MI 48208](#)

**phone** 313.557.8773 (direct) 313.550.2268 (cell) 313.557.8577 (fax)

**email** [Jeff.Ukraineec@goodwilldetroit.org](mailto:Jeff.Ukraineec@goodwilldetroit.org)

**"Co-creating Independence and Dignity Through  
the Power of Personal and Workforce Development"**

**Matt Lonnerstater**

---

**From:** Jared Gell <JGell@midamericagrp.com>  
**Sent:** Friday, February 17, 2023 8:39 AM  
**To:** Matt Lonnerstater  
**Subject:** Goodwill

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Matt,

I'm unfortunately out of town for Goodwill's hearing; can you please share this email with the Planning Commission?

As a broker, I've been fortunate to represent Goodwill Industries of Greater Detroit since 2010. In this time, we've gone from no retail stores in metropolitan Detroit to 6 stores and growing. Our locations are all in high profile and in first class communities. Canton on Ford Rd across from Ikea; Livonia on Middlebelt across from Meijer and Home Depot; Commerce Township on Haggerty in front of Meijer; Woodhaven at West & Allen in front of Meijer and adjacent to Aldi, Starbucks and Chick Fil A; Dearborn on Michigan Ave in the heart of the downtown trade area; and Pittsfield Twp. on Carpenter across from Target and Meijer.

We successfully navigated the entitlement process in each community either through regulated use or special land use approvals as the ordinances haven't necessarily been updated to reflect today's Goodwill store. I encourage members of the Planning Commission to reach out to their colleagues in these municipalities to get sense of Goodwill's positive impact and job creation.

The former CVS is unique to our experience as we need to re-zone the property from B-1 to B-2 before we commence the special land use and variance approvals. The property is zoned B-1, but is surrounded by Sam's Club and their gas station, which are both already zoned B-2.

Goodwill has successfully negotiated a long term lease with a right of first refusal to purchase the property from the ownership group. Goodwill's making a substantial 6 figure renovation investment to the interior of the former CVS and the landlord is making improvements to the exterior of the property. Goodwill plans to be a long term and good standing economic generator and neighbor in Madison Heights for years to come.

Please consider approving their rezoning request.

Thank you,

Jared Gell



**Jared Gell | Vice President**

**Mid-America Real Estate-Michigan, Inc.**

38500 Woodward Avenue, Suite 100 | Bloomfield Hills, MI 48304

Phone: 248.855.6800 | Direct: 248.385.5010 | Mobile: 248.514.0545 | Fax: 248.835.5036

[Email](#) | [Website](#) | [LinkedIn](#) | [Marketplace](#) | [Instagram](#)