



CITY OF MADISON HEIGHTS

FIRE STATION 1 TRAINING ROOM - 31313 BRUSH STREET

CITY COUNCIL REGULAR MEETING AGENDA

JULY 11, 2022 AT 7:30 PM

CALL TO ORDER

ROLL CALL

INVOCATION and PLEDGE OF ALLEGIANCE - COUNCILMAN FLEMING

APPROVAL OF THE AGENDA:

- [1.](#) Additions/Deletions

PRESENTATIONS

PUBLIC HEARINGS:

- [2.](#) CED Director - Rezoning Request PRZN 22-01(Ordinance No. 2184) - Rezone 30151, 30171 and 30183 Dequindre Road from R-2, One-Family Residential, to R-M, Multiple-Family Residential, Second Reading
- [3.](#) CED Director - Rezoning Request PRZN 22-02(Ordinance No. 2185) - Rezone three (3) parcels of land at 29022 Stephenson Hwy. from M-1, Light Industrial, to B-3, General Business, Second Reading
- [4.](#) Special Approval PSP 22-06 - 29022 Stephenson Hwy, EWM Miller Wash LLC/Cosmo's Car Wash - Auto Wash Use
- [5.](#) Special Approval PSP 22-07 - 30151, 30171 and 30183 Dequindre Rd., Hudson Madison II LLC/Reserve at Red Run Phase II - Rest/Convalescent Home

ITEMS ON AGENDA OF INTEREST TO PARTIES IN THE AUDIENCE

MEETING OPEN TO THE PUBLIC:

COMMUNICATIONS:

REPORTS:

ITEMS FOR FUTURE PUBLIC HEARINGS:

BID AWARDS/PURCHASES:

ORDINANCES:

UNFINISHED BUSINESS:

MINUTES:

- [6.](#) City Council Regular Meeting minutes of June 27, 2022

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: July 6, 2022

TO: City Council

FROM: Melissa R. Marsh, City Manager

SUBJECT: Agenda Comments for the Regular Council Meeting of Monday, July 11 2022

The following are my comments for items appearing on the agenda of the Regular Council Meeting of Monday, July 11, 2022.

A - PUBLIC HEARINGS:

CED DIRECTOR - REZONING REQUEST PRZN 22-01(ORDINANCE NO. 2184) - REZONE 30151, 30171 AND 30183 DEQUINDRE ROAD FROM R-2, ONE-FAMILY RESIDENTIAL, TO R-M, MULTIPLE-FAMILY RESIDENTIAL. SECOND READING

The applicant, Hudson Madison II LLC, requests to rezone three parcels of land at 30151, 30171 and 30183 Dequindre Road (PIN Numbers 44-25-12-280-027, 44-25-12-280-026, and 44-25-280-025) from R-2, One-Family Residential, to R-M, Multiple Family Residential. The subject properties are located on the west side of Dequindre Road, south of Oakland Drive.

The three subject properties contain a total of 2.86 acres and are improved with single-family detached homes and their accessory structures. The applicant requests a rezoning to R-M in order to construct a senior living, assisted living and memory care facility on site, which is permitted as a special use within the R-M district. The new facility will be associated with the independent senior living facility currently under construction immediately to the south of the site. While approval of the rezoning does not constitute special use or site plan approval, the applicant has applied for special use approval under item #4 on this agenda

City Council should consider all of the potential uses that could be developed on this site if it were to be zoned R-M. Uses permitted by right within the R-M district include one and two-family dwellings, multiple-dwellings, and rental/management offices accessory to multiple-dwelling unit developments. Uses permitted as a special use include convalescent homes and general hospitals.

The Planning Commission held a public hearing on May 17th, 2022, and recommended approval of the requested rezoning. Based on the Planning Commission's findings and recommendation, staff recommends that the City Council approve rezoning request PRZN 22-01 and adopt Ordinance # 2184 upon second reading after the required public hearing.

CED DIRECTOR- REZONING REQUEST PRZN 22-02(ORDINANCE NO. 2185) - REZONE THREE (3) PARCELS OF LAND AT 29022 STEPHENSON HWY. FROM M-1, LIGHT INDUSTRIAL, TO B-3, GENERAL BUSINESS. SECOND READING

The applicant, EWM-Miller Wash, LLC, requests to rezone three parcels of land at 29022 Stephenson Highway (PIN Numbers 44-25-11-377-015, 44-25-11-377-016, and 44-25-11-377-019) from M-1, Light Industrial, to B-3, General Business. The subject properties are located at the northeast corner of Stephenson Highway and E. 12 Mile Road, immediately to the west of the I-75 interchange.

The subject site contains a total area of approximately 1.14 acres. The site is improved with an existing 3,285 sq. ft. commercial structure currently occupied by Col's Place restaurant. The applicant requests a rezoning to B-3 in order to construct an auto car wash facility, which is permitted as a special use within the B-3 district. Note that approval of the rezoning would not constitute special use or site plan approval. However, the applicant has applied for special use approval under item #3 on this agenda. City Council should consider all of the potential uses that could be developed on this site if it were to be zoned B-3. The applicant has provided conceptual plans for an express car wash on-site; these conceptual plans are included for demonstrative purposes only and are not subject to this rezoning review.

Per the Zoning Ordinance, the proposed B-3 zoning district is, *"designed to provide sites for more diversified business types and is often located so as to serve the passer-by traffic."* Uses permitted by right within the B-3 district include, but are not limited to, general retail, personal service establishments, sit-down and drive-through restaurants, professional offices, new car auto sales and showrooms, and mixed-use developments. Uses permitted through the special approval process include, but are not limited to, gasoline stations, auto washes, bars, and motor vehicle repair facilities

Staff notes that a rezoning to B-3 would remove the subject parcels from the Marihuana Overlay District; medical and adult-use marijuana establishments are not permitted within the B-3 zoning district.

At their **May 17, 2022** meeting, the Planning Commission held a public hearing and **recommended approval** of the requested rezoning based upon the findings that

The proposed B-3 district is generally compatible and consistent with adjacent auto-oriented uses and regional commercial developments near the 12 Mile Road/I-75 Interchange, The proposed B-3 District is compatible with adjacent M-1 zoned parcels within Madison Heights and commercially-zoned parcels within Royal Oak.

The Site Plan Review Committee (SPRC) reviewed the proposed rezoning request at their May 4, 2022 meeting and did not express any objections. The SPRC will separately review additional

Applications relating to this project, if submitted, including special use and site plan submittal. Special use approval through City Council is required for auto washes.

City Council approved the first reading at their June 13, 2022 meeting.

Based on the Planning Commission's findings and recommendation, staff recommends that the City Council approve rezoning request PRZN 22-2 and adopt Ordinance # 2185 upon second reading after the required public hearing.

SPECIAL APPROVAL PSP 22-06 - 29022 STEPHENSON HWY - EWM MILLER WASH LLC/COSMO'S CAR WASH' - AUTO WASH USE.

The applicant, EWM Miller Wash, LLC, requests special use approval for an auto wash facility known as 'Cosmo's Car Wash'. The subject site is located at 29022 Stephenson Highway and consists of three separate parcels (PINs 44-25-11-377-016; -016; and -019). The properties are currently zoned M-1, Light Industrial. However, the applicant has concurrently applied to rezone the properties to B-3, General Business, under PRZN 22-02

The applicant proposes to construct a modern express car wash on the site located at the northeast corner of Stephenson Highway and Twelve Mile Road, immediately to the west of I-75. The subject site comprises three (3) separate parcels and is currently improved with Col's Place Restaurant. If the project is approved, the applicant would be required to recombine the three (3) properties into a single parcel.

The applicant has submitted a preliminary site plan and concept color renderings for the project. As proposed, the existing Col's Place Restaurant would be demolished to accommodate a 4,870 square foot express car wash building. Nineteen (19) outdoor self-service vacuum bays are proposed. The preliminary plans depict a modern architectural façade and significant landscaping around the site and adjacent to public rights-of-way.

While staff has concerns regarding the proliferation of auto wash uses within Madison Heights, staff acknowledges that the site's location immediately to the west of the I-75/Twelve Mile Road interchange makes it conducive for auto-oriented commercial uses such as the proposed project. Further, the applicant's concept plans depict an attractive, modern facility with a landscape plan that goes above and beyond the City's minimum requirements.

Staff offers the following findings for City Council consideration:

1. The proposed express car wash is compatible with uses permitted in the B-3, General Business, zoning district and is compatible with adjacent land uses and transportation networks. The proposed use will not be detrimental to adjacent commercial and industrial properties.
2. The proposed use is not completely aligned with the site's 'Industrial' future land use designation. However, staff recognizes the existing auto-oriented nature of the 12-Mile Road/I-75 interchange, as well as existing nearby regional commercial uses located along E. 12 Mile

Road.

3. The proposed use generally satisfies the special use approval review standards and criteria listed in Section 10.201(4). The applicant acknowledges the need to apply to the ZBA for several variances from the specific-use standards of Section **10.326(8)**.

The Site Plan Review Committee (SPRC) reviewed the proposed special approval request at their June 29th, 2022 meeting and did not cite concerns regarding the proposed special use. Separate SRPC approval will be required for the final site plan.

Based on these findings, staff recommends the following courses of action, dependent upon the City Council action on case PRZN 22-02:

If City Council **approves** the concurrent rezoning to B-3 under PRZN 22-02, staff recommends City Council **approve** the requested special use with the following conditions:

1. Resolve site plan deficiencies relating to building setback and outdoor self-service vacuum bays or seek the appropriate variances from the Zoning Board of Appeals.
2. The hours of operation shall be limited to between the hours of 8:00 a.m. and 10:00 p.m., in accordance with Section **10.326(8)**.
3. The Landscape Plan and Building Elevations submitted with the site plan package shall be substantially consistent with the preliminary plans submitted with this special use application.

If City Council **denies** the concurrent rezoning to B-3 under PRZN 22-02, staff recommends City Council **deny** the requested special use due to 'auto wash' uses being prohibited in the M-1 zoning district.

After the public hearing and discussion, City Council may take action on the requested special use. **Any motion shall include concise findings based upon the special approval review standards and criteria,**

SPECIAL APPROVAL REQUEST PSP 22-07 - HUDSON MADISON II LLC/RESERVE AT RED RUN PHASE II - 30151, 30171 AND 30183 DEQUINDRE RD. - REST/CONVALESCENT HOME

The applicant, Hudson Madison II LLC, requests special use approval for a 'rest or convalescent home' known as *The Reserve at Ren Run Phase II*. The subject site is located at 30151, 30171 and 30183 Dequindre Road and consists of three separate parcels (PINs 44-25-12-280-025; -026; and -027). The properties are currently zoned R-2, One-Family Residential. However, the applicant has concurrently applied to rezone the properties to R-M, Multiple Family Residential, under PRZN 22-01.

The applicant proposes to construct a sixty (60) unit assisted living/memory care facility located on the west side of Dequindre Road, south of Oakland Drive. The subject site comprises three (3) separate parcels which are currently improved with single-family homes. If the project is approved, the applicant would be required to recombine the three properties into a single parcel.

The applicant has submitted a preliminary site plan for the project. As proposed, the existing single-family homes would be demolished to accommodate a one-story, 49,792 square foot assisted living and memory care facility. The project is associated with the *Reserve at Red Run* independent senior living facility currently under construction immediately to the south. The facility will feature on-site medical care services, dining rooms, activity and exercise rooms, and transportation services.. A preliminary landscape plan depicts landscape screening/buffering around the edges of the property and adjacent to the Dequindre Road right-of-way.

The proposed project aims to add a memory care/assisted living component to the *Reserve at Red Run* independent living facility currently under construction to the south. The northern two-thirds of the subject property borders several vacant, landlocked parcels to the west, reducing the direct impact to the adjacent single-family neighborhood. However, the southern third of the site does directly back up to three single-family homes to the west. In order to minimize the effect of development on these residential properties, staff recommends that the applicant increase the amount of large deciduous and evergreen trees at the southwest corner of the site in order to create a more dense landscape screen.

Staff offers the following findings for City Council consideration:

1. The proposed facility is compatible with uses permitted in the R-M, Multiple-Family, zoning district and, with appropriate buffering and screening, can be deemed compatible with adjacent single and multi-family residential land uses. The proposed use should not be detrimental to adjacent office, single-family, and multiple-family residential uses.
2. The proposed use is not completely aligned with the site's 'Office' future land use designation. However, staff recognizes that the existing pattern of detached, single-family houses on the subject parcels may not be the highest and best use for a principal arterial road such as Dequindre Road. Further, staff recognizes the need to provide additional housing, especially for those needing assistance due to memory issues and Alzheimer's.
4. The proposed use generally satisfies the special use approval review standards and criteria listed in Section **10.312(1)**. However, the applicant will need to resolve issues relating to the southern building setback and maximum lot coverage or alternatively seek variances from the Zoning Board of Appeals (ZBA).
5. The Site Plan Review Committee (SPRC) reviewed the proposed special approval request at their June 29th, 2022 meeting and did not cite concerns regarding the proposed special use. Separate SRPC approval will be required for the final site plan.

Based on these findings, staff recommends the following courses of action, dependent upon the City Council action on case PRZN 22-01:

If City Council **approves** the concurrent rezoning to R-M under PRZN 22-01, staff recommends City

Council **approve** the requested special use with the following conditions:

1. Resolve site plan deficiencies relating to the southern building setback and maximum lot coverage **or** seek the appropriate variances from the Zoning Board of Appeals.
2. Upon Site Plan submittal, provide a revised Landscape Plan that depicts a greater number of evergreen and deciduous trees at the southwest corner of the site. The revised Landscape Plan should result in a denser, continuous landscape buffer and shall be provided to the satisfaction of the Site Plan Review Committee (SPRC).

If City Council **denies** the concurrent rezoning to R-M under PRZN 22-01, staff recommends City Council **deny** the requested special use due to rest/convalescent home uses being prohibited in the R-2 zoning district.

After the public hearing and discussion, the City Council may take action on the requested special use. Any motion shall include concise findings based upon the special approval review standards and criteria, Section 10.201(4).

FOR CONSIDERATION AT THE COUNCIL MEETING OF: 7/11/22

PRESENTATION		FUTURE PUBLIC HEARING	
PUBLIC HEARING – SPECIAL APPROVAL		BID AWARDS / PURCHASES	
PUBLIC HEARING – OTHER	✓	ORDINANCE - FIRST	
COMMUNICATION		ORDINANCE - SECOND	✓
REPORT		OLD BUSINESS	



MEMORANDUM

Date: June 23rd, 2022
 To: City of Madison Heights City Council
 From: Matt Lonnerstater, AICP – City Planner
 Subject: Rezoning Request PRZN 22-01 (Ordinance 2184) – 30151, 30171 and 30183 Dequindre Road – Second Reading

Introduction

The applicant, Hudson Madison II LLC, requests to rezone three (3) parcels of land at **30151, 30171 and 30183 Dequindre Road** (PIN Numbers 44-25-12-280-027, 44-25-12-280-026, and 44-25-280-025) from **R-2, One-Family Residential, to R-M, Multiple Family Residential**. The subject properties are located on the west side of Dequindre Road, south of Oakland Drive.

Background

The three subject properties contain a total of 2.86 acres and are improved with single-family detached homes and their accessory structures. The applicant requests a rezoning to R-M in order to construct a senior living, assisted living and memory care facility on site, which is permitted as a special use within the R-M district. The new facility will be associated with the independent senior living facility currently under construction immediately to the south of the site. Note that approval of the rezoning does not constitute special use or site plan approval.

Per the Zoning Ordinance, the R-M zoning district is, *“designed to provide sites for multiple-dwelling structures which will generally serve as zones of transition between the nonresidential districts and lower density single-family districts and is further provided to serve the limited needs for the apartment type of unit in an otherwise single-family residential community.”*

City Council should consider all of the potential uses that could be developed on this site if it were to be zoned R-M. Uses permitted by right within the R-M district include one and two-family dwellings, multiple-dwellings, and rental/management offices accessory to multiple-dwelling unit developments. Uses permitted as a special use include convalescent homes and general hospitals.

When reviewing a rezoning request, the City Council should review the proposed district’s consistency and compatibility with adjacent land uses 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 Use	Existing Zoning
Site	Single-Family Homes	R-2, One-Family Residential
North	Fraternal Organization	R-2, One-Family Residential
South	Multiple-Family (under construction)	O-1, Office
East (across Dequindre)	Multiple-Family Residential/Retail	Multiple-family and Industrial (City of Warren)
West	Single-Family Homes/Vacant	R-3, One-Family Residential

The subject site is located immediately to the north of “The Reserve at Red Run,” an independent senior living facility currently under construction, zoned O-1, Office. Adjacent properties to the west and north are zoned R-3 and R-2, One-Family Residential. Properties to the east (across Dequindre Rd) are located within the City of Warren and are zoned for commercial and multi-family purposes.

Existing Conditions along Dequindre (looking north)



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
Site	Office
North	Office
South	Office
East (across Dequindre Rd.)	Mixed-Use (City of Warren)
West	Single-Family Residential

The future land use designation of the subject site is “Office.” Per the Master Plan, the Office designation is intended to accommodate, *“a blend of local service, professional and general office uses into traditional office developments, as well as commercial uses that service office users.”*

If the R-M rezoning request is approved, any multi-family development on the subject parcel, including parking, will be subject to screening, buffering and site development requirements per the Zoning Ordinance.

Staff Analysis

While the proposed R-M zoning district is not completely aligned with the site’s “Office” Future Land Use designation, staff recognizes the importance of providing land for additional housing units within the city. In many cases, multiple-family zoning can provide for an appropriate mix of uses along major thoroughfares and arterials, such as Dequindre Road. Further, staff finds that a future multiple-family development on this subject site could be complementary to, and compatible with, the multiple-family independent senior living facility currently under construction to the south. The proposed R-M district promotes one of the Master Plan’s housing objectives to, *“provide a diverse range of housing options that meet the affordability, maintenance, and lifestyle needs of current and future residents.”*

Planning Commission and City Council Action

At their **May 17th, 2022** meeting, the Planning Commission **recommended approval** of the requested rezoning based upon the following findings:

1. The applicant requests a rezoning from R-2, One-Family Residential, to R-M, Multiple-Family Residential, to construct a senior living, assisted living and memory care facility on site. The R-M district permits single and multiple-family residential uses.
2. The proposed R-M district is generally compatible and consistent with adjacent multiple-family and commercial uses along Dequindre Road and is compatible with single-family residential to the west.
3. The proposed R-M District is compatible with adjacent O-1-zoned parcels along Dequindre Road.
4. While the proposed R-M District is not entirely aligned with the “Office” future land use designation, the rezoning advances the Master Plan’s objective to, *“provide a diverse range of housing options that meet the affordability, maintenance and lifestyle needs of current and future residents.”*
5. The Site Plan Review Committee (SPRC) reviewed the proposed rezoning request at their May 4th, 2022 meeting and did not express any objections. The SPRC will separately review additional applications relating to this project, if submitted, including special use and site plan submittal. Special use approval through City Council is required for convalescent homes.

City Council approved the first reading at their June 13th, 2022 meeting.

Staff Recommendation and Next Step

Based on the Planning Commission’s findings and recommendation, staff recommends that the City Council approve rezoning request PRZN 22-01 and adopt Ordinance # 2184 upon second reading after the required public hearing.

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Council for the City of Madison Heights will hold a public hearing on **July 11th, 2022 at 7:30 p.m. in the Training Room at Fire Station #1 located at 31313 Brush Street, Madison Heights, Michigan 48071** to consider the following rezoning requests:

Rezoning Request No. PRZN 22-01 by Hudson Madison LLC to rezone three (3) parcels of land described as: 30151 Dequindre Rd. (TM# 44-25-12-28-0027); 30171 Dequindre Rd. (TM# 44-25-12-280-026); and 30183 Dequindre Rd. (TM# 44-25-12-280-025). The request is to rezone the properties from R-2, One-Family Residential, to R-M, Multiple-Family Residential.

Rezoning Request No. PRZN 22-02 by EWM-Miller Wash, LLC to rezone three (3) parcels of land described as 29022 Stephenson Hwy (TMs: 44-25-11-377-015; 44-25-11-377-016; and 44-25-11-377-019). The request is to rezone the properties from M-1, Light Industrial, to B-3, General Business.

The applications 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) 583-0831.

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

ORDINANCE NO. 2184

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 properties, to-wit:

T1N, R11E, SEC 12 PART OF NE ¼ BEG AT PT DIST N 01-13-00 E 521 FT FROM E 1/4 COR, TH N 88-39-00 W 408.45 FT, TH N 00-14-00 E 129.50FT, TH S 88-39-00 E 410.58 FT, TH S 01-13-00 W 129.50 FT TO BEG 1.22A

PIN 44-25-12-280-027. 30151 Dequindre Rd

T1N, R11E, SEC 12 PART OF NE ¼ BEG AT PT DIST N 01-13-00 E 650.50 FT FROM E 1/4 COR, TH N 01-13-00 E 129.50 FT, TH N 88-39-00 W 1682.91 FT, TH S 00-14-00 W 129.53 FT, TH S 88-39-00 E 1680.68 FT TO BEG EXC E 60FT IN HWY, ALSO EXC W 1342 FT 0.83 A

PIN 44-25-12-280-026. 30171 Dequindre Rd

T1N, R11E, SEC 12 PART OF NE ¼ BEG AT PT DIST N 01-13-00 E 780 FT FROM E 1/4 COR, TH N 01-13-00 E 129.50 FT, TH N 88-39-00 W 336.91 FT, TH S 01-13-00 W 129.50 FT, TH S 88-39-00 E 336.91 FT TO BEG EXC E 60 FT IN HWY 0.82 A

PIN 44-25-12-280-025. 30183 Dequindre Rd

Shall be changed from R-2, One-Family Residential, to R-M, Multiple Family Residential.

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:

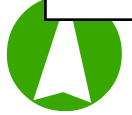
I, Cheryl Rottmann, the duly appointed City Clerk of the City of Madison Heights, County of Oakland, State of Michigan, do hereby certify that the foregoing is a true and correct copy of an Ordinance adopted by the Madison Heights City Council at their Regular Meeting held on July 11th, 2022.

Cheryl E. Rottmann
City Clerk

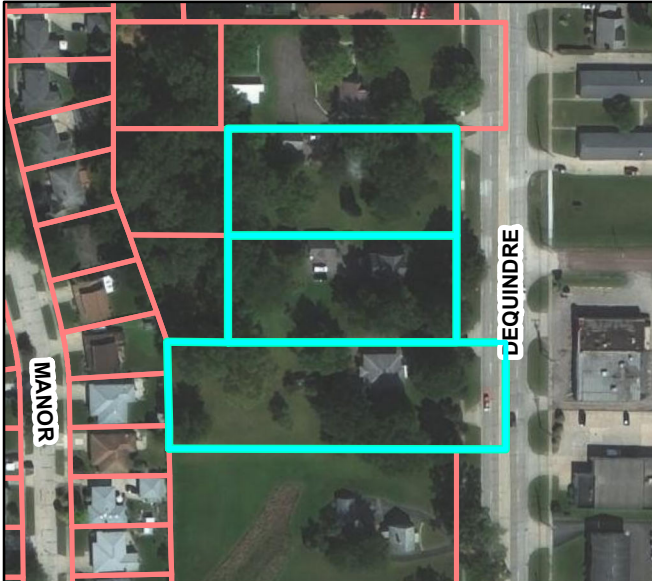
FIRST READING: June 13th, 2022
PUBLIC HEARING: July 11th, 2022
ADOPTED: ,2022
PUBLISHED: ,2022
EFFECTIVE: ,2022

Site Address: 30151, 30171, 30183 Dequindre Road

[Click for maps](#)

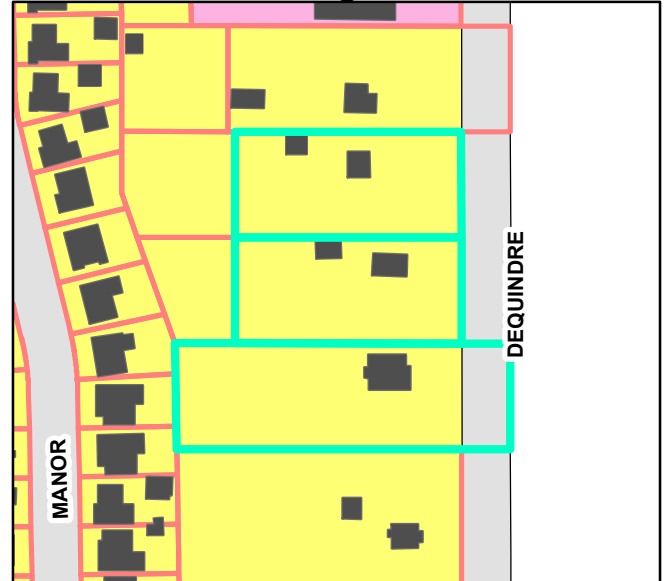


Aerial



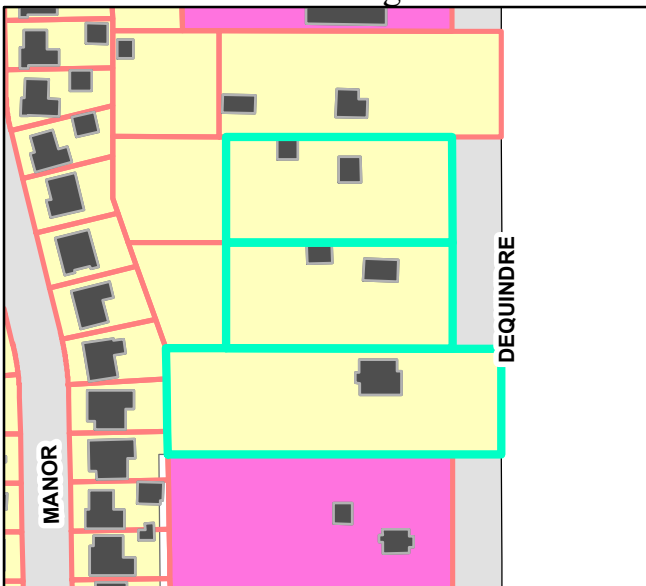
- 30151, 30171, 30183 Dequindre Rd
- Parcels

Existing Land Use



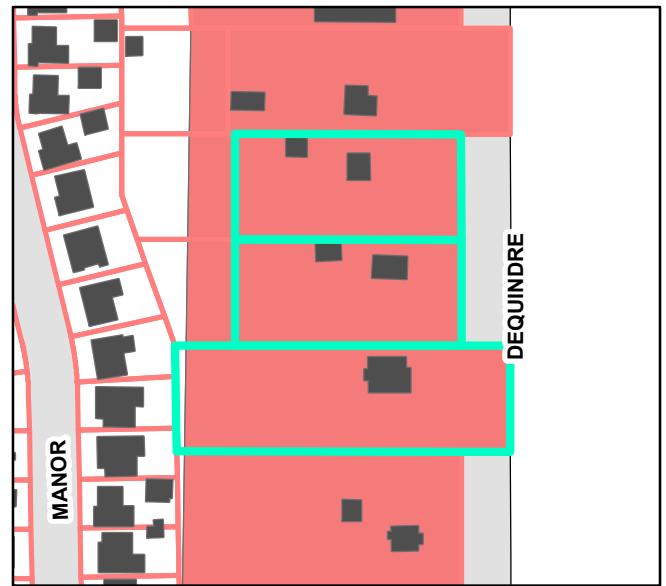
- 30151, 30171, 30183 Dequindre Rd
- Buildings
- Parcels
- Vacant
- Single And Two Family
- Office
- Commercial
- Industrial
- Public

Zoning



- 30151, 30171, 30183 Dequindre Rd
- Buildings
- Parcels
- R-1 Residential
- R-2 Residential
- R-3 Residential
- O-1 Office

Future Land Use

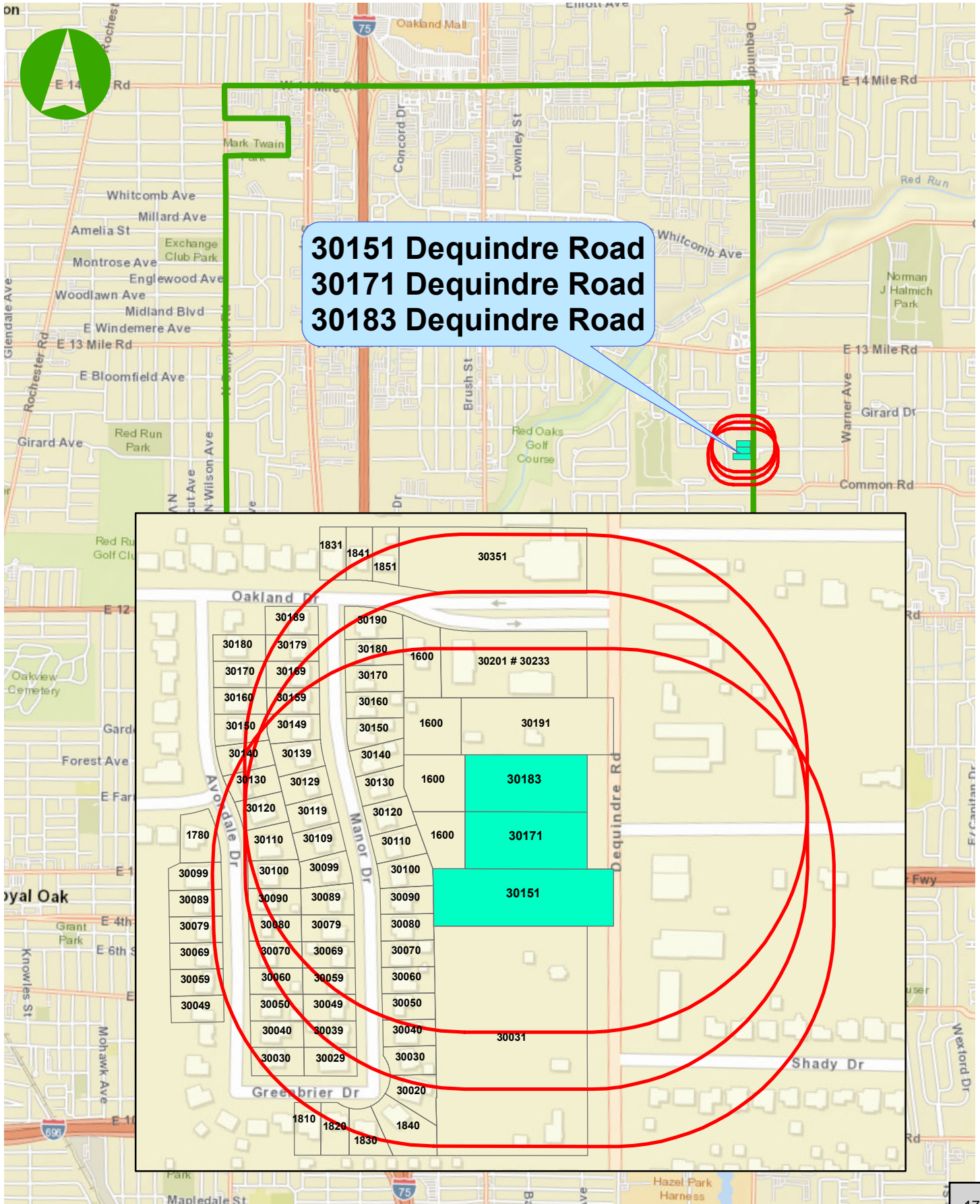


- 30151, 30171, 30183 Dequindre Rd
- Single Family
- Multiple Family
- Office
- Commercial
- Recreation
- Conservation
- Mixed Use Inno



PRZN CASE: 22 - 01

BUFFER 500 FT





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

Application to Rezone Land

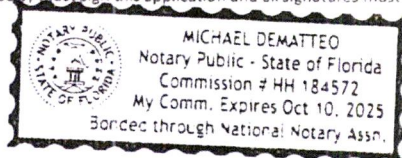
I (we) the undersigned do hereby respectfully apply and petition the City of Madison Heights to amend the Zoning Ordinance by changing the zoning map as hereinafter requested. As part of this application, the following facts are shown:

- Request is hereby made that the following property be rezoned from R2 to Rm.
- The property address is 30151 Deguindre and the parcel is located on the West side of Deguindre street between 12 mile and 13 mile streets.
- The legal description of said property is as follows (attach separately if necessary)
See Attach PRD
- The sidwell number for the property is: 25-12-28-00-21
- The owner of said property is:
Name: Betty Huffman
Street Address: 30151 Deguindre
City, State, Zip: Madison Heights, MI 48071
Phone: 248-202-2310 Email: Berow25@gmail.com
- The Applicant is:
Name: Cypress Partners Hudson Madison LLC (Jeffrey Buck)
Street Address: 270 West Maple Road
City, State, Zip: Birmingham, MI 48009
Phone: 248-540-9380 Email: JBuck@CypressPartners.biz
- The applicant is the:
☒ Owner ☐ Legal Representative ☒ Purchaser ☐ Other _____
- Description of proposed use:
Senior Living, Assistant Living & Memory Care
- 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: Krisanida H. Crowe POA Betty Huffman
Signature of Applicant: Jeffrey Buck
Date: 4-18-2022

Notary's Signature: Michael DeMatteo
Notary's Print Name: Michael DeMatteo
Notary Public, State of Florida, County of: PineHills
My Commission Expires on: 10-10-2025
Acting in the County of: PineHills

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.





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

Item 2.

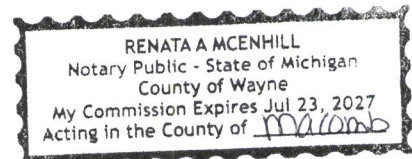
Application to Rezone Land

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:

1. Request is hereby made that the following property be rezoned from R-2 to R-M.
2. The property address is 30171 Dequindre Road and the parcel is located on the West side of Dequindre Road street between Moulin Avenue and Oakland Drive streets.
3. The legal description of said property is as follows: (attach separately if necessary)
See Attached
4. The sidwell number for the property is: 44 - 25 - 12 - 280 - 026
5. The owner of said property is:
 Name: Walter Kozak
 Street Address: 30171 Dequindre Road
 City, State, Zip: Madison Heights, MI 48071
 Phone: 248-585-9596 Email: _____
6. The Applicant is:
 Name: Hudson Madison LLC (Jeff Buck) Jeffrey Buck *g.b.*
 Street Address: 280 West Maple Road, Suite 230
 City, State, Zip: Birmingham, MI 48009
 Phone: 248-540-9300 ext. 12 Email: jbuck@cypresspartners.biz
7. The applicant is the:
☐ Owner ☐ Legal Representative ☒ Purchaser ☐ Other _____
8. Description of proposed use:
One (1) Story Senior Living (Assisted & Memory Care)
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]
 Signature of Applicant: [Signature]
 Date: 4/18/22

Notary's Signature: [Signature]
 Notary's Print Name: Renata A. McEnhill
 Notary Public, State of Michigan, County of: Wayne
 My Commission Expires on: July 23, 2027
 Acting in the County of: Macomb



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.



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

Item 2.

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:

1. Request is hereby made that the following property be rezoned from R-2 to R-M.
2. The property address is 30183 Dequindre Road and the parcel is located on the West side of Dequindre Road street between Moulin Avenue and Oakland Drive streets.
3. The legal description of said property is as follows: (attach separately if necessary)
See Attached
4. The sidwell number for the property is: 44 - 25 - 12 - 280 - 025
5. The owner of said property is:
Name: Marvin Huffman
Street Address: 30183 Dequindre Road
City, State, Zip: Madison Heights, MI 48071
Phone: 313-930-6862 Email: marty.huffman5@gmail.com
6. The Applicant is:
Name: Hudson Madison LLC (Jeffrey Buck)
Street Address: 280 West Maple Road, Suite 230
City, State, Zip: Birmingham, MI 48009
Phone: 248-540-9300 ext. 12 Email: jbuck@cypresspartners.biz
7. The applicant is the:
☐ Owner ☐ Legal Representative ☒ Purchaser ☐ Other _____
8. Description of proposed use:
One (1) Story Senior Living (Assisted & Memory Care)
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]

Signature of Applicant: [Signature]

Date: 4-19-2022

Notary's Signature: [Signature]

Notary's Print Name: Cheryl E. Rottmann

Notary Public, State of Michigan, County of: Oakland

My Commission Expires on: 1-27-29

Acting in the County of: OAKLAND, MI

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.

Legal Descriptions

Betty Huffman

30151 Dequindre Road, Madison Heights, Michigan 48071

44-25-12-280-027

T1N, R11E, SEC 12 PART OF NE 1/4 BEG AT PT DIST N 01-13-00 E 521 FT FROM E 1/4 COR, TH N 88-39-00 W 408.45 FT, TH N 00-14-00 E 129.50 FT, TH S 88-39-00 E 410.58 FT, TH S 01-13-00 W 129.50 FT TO BEG 1.22 A

Walter Kozak

30171 Dequindre Road, Madison Heights, Michigan 48071

44-25-12-280-026

T1N, R11E, SEC 12 PART OF NE 1/4 BEG AT PT DIST N 01-13-00 E 650.50 FT FROM E 1/4 COR, TH N 01-13-00 E 129.50 FT, TH N 88-39-00 W 1682.91 FT, TH S 00-14-00 W 129.53 FT, TH S 88-39-00 E 1680.68 FT TO BEG EXC E 60 FT IN HWY, ALSO EXC W 1342 FT 0.83 A

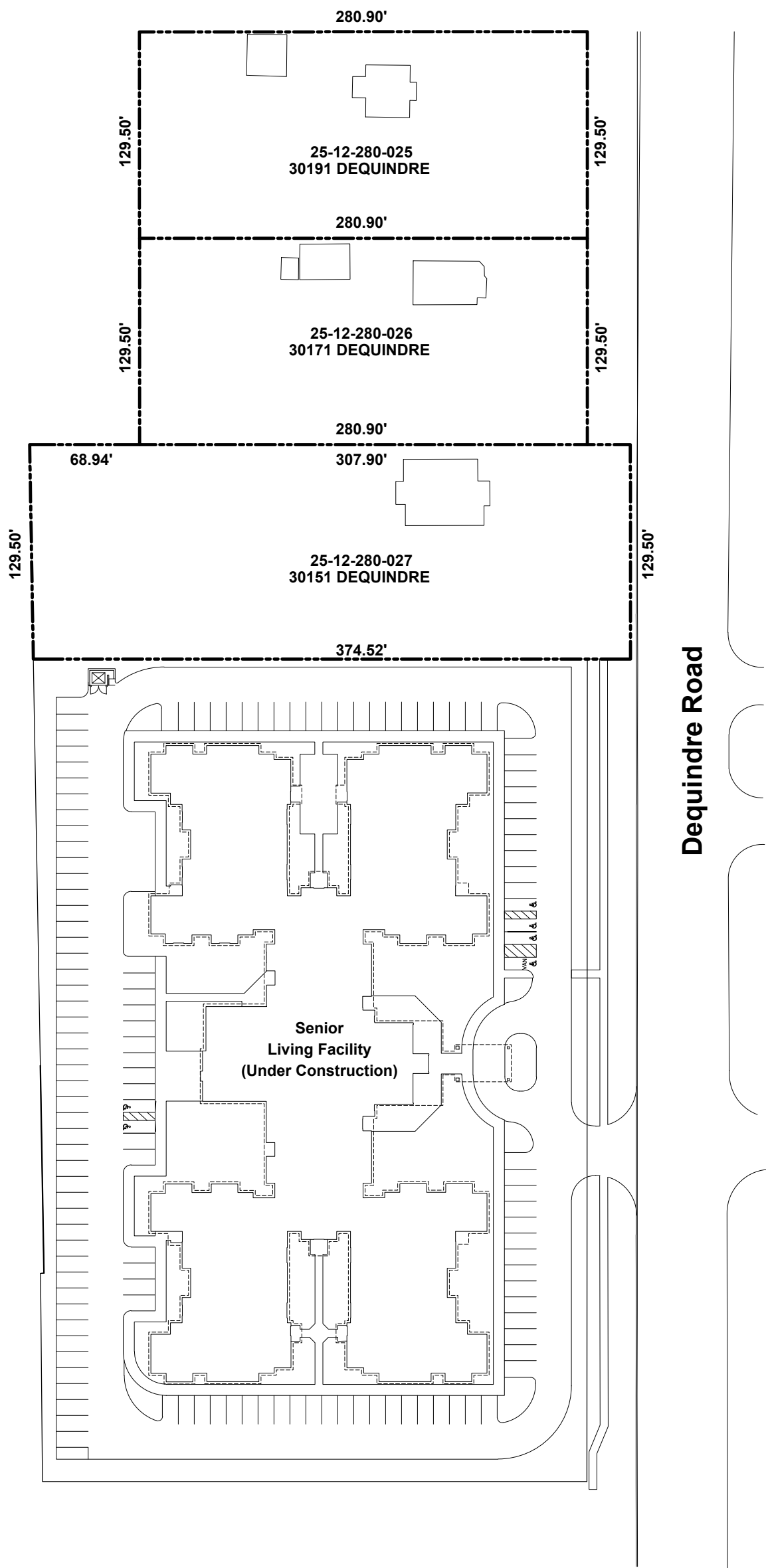
Marvin Huffman

30183 Dequindre Road, Madison Heights, Michigan 48071

44-25-12-280-025

T1N, R11E, SEC 12 PART OF NE 1/4 BEG AT PT DIST N 01-13-00 E 780 FT FROM E 1/4 COR, TH N 01-13-00 E 129.50 FT, TH N 88-39-00 W 336.91 FT, TH S 01-13-00 W 129.50 FT, TH S 88-39-00 E 336.91 FT TO BEG EXC E 60 FT IN HWY 0.82 A

EXHIBIT A
EXISTING CONDITIONS PLAN



HUDSON MADISON , LLC
280 WEST MAPLE ROAD, SUITE: 230
BIRMINGHAM, MICHIGAN 48009

SHEET 1 OF 1
MARCH 18, 2022
2019-236A

PEA
GROUP

t: 844.813.2949
www.peagroup.com



CITY OF MADISON HEIGHTS

PLANNING COMMISSION MEETING MINUTES

May 17th, 2022

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 5:34 p.m.

2. ROLL CALL

Present: Mayor Pro Tem Mark Bliss
Chairperson Josh Champagne
Member Bruce Conn
Member Eric Graettinger
Mayor Roslyn Grafstein
City Manager Melissa Marsh

Absent: Member Kalnasy, Member Oglesby, Member Sylvester

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

Motion by Commissioner Marsh, seconded by Commissioner Graettinger to excuse Commissioner Sylvester and Commissioner Kalnasy.

Motion carries unanimously.

3. APPROVAL OF AGENDA

There were no additions or deletions to the agenda

4. APPROVAL OF MINUTES

Motion by Commissioner Conn, supported by Commissioner Marsh, to approve the minutes of the regular Planning Commission meeting of April 19th, 2022.

Motion carries unanimously.

5. PUBLIC HEARING:

a. Rezoning PRZN 22-01: 30151, 30171 and 30183 Dequindre Rd.

Planner Lonnerstater introduced the Rezoning request by Hudson Madison II LLC to rezone three (3) parcels of land at 30151, 30171 and 30183 Dequindre Road from R-3, One-Family Residential, to R-M, Multiple-Family Residential.

The applicant requests a rezoning to R-M in order to construct a senior living, assisted living and memory care facility on site, which is permitted as a special use within the R-M district. The new facility will be associated with the independent senior living facility currently under construction immediately to the south of the site. Planner Lonnerstater wanted to remind the Commission that the request today is only for the rezoning. The client would still have to go in front of Council for special use and Site Plan Review Committee for site plan approval.

Planner Lonnerstater asked the Planning Commission to consider compatibility with adjacent land uses and the future land use map as laid out in the Master Plan. The Planning Commission should also consider all potential uses permitted in R-M district including one/two family dwellings, multiple-family developments, rental management offices, and memory/dependent care as a special use.

Staff finds that the proposed R-M district is generally compatible with the adjacent multi-family Reserve at Red Run project under construction, and is compatible with adjacent single-family uses to west, and furthers the Master Plan's housing goals. Therefore, staff recommends approval of requested rezoning from R-3 to R-M.

There are three landlocked parcels directly behind this request. They have different property owners. There would be no development on these parcels.

Applicant presentation:

The applicant, Jeff Buck of Hudson Madison II, was there to present to the Commission and take questions. Mr. Buck expressed that there is a strong need for higher level care while residents age in place. They currently have three parcels under contract to build an assisted living medical building. The preliminary design is 35,000 square feet and it doesn't require a lot of parking because the majority of the residents in the building will not be driving, so parking will mainly be for visitors and staff.

Chair Champagne opened the public hearing at 5:44 p.m. to hear comments on PRZN 22-01.

A resident, who lives directly behind the properties, addressed the Commission. She expressed her concern for the area behind the Reserve at Red Run and states she feels it has been sorely neglected. She says that her concern is regarding the landlocked parcels and overgrown vegetation and if this requested rezoning is granted, these parcels will have no future.

Randall Carlisle, member of the Knights of Columbus, spoke on behalf of the property at 30191 Dequindre road. He mentioned that the group at that location received a waiver in 1989 to use this property for non-residential. His concern is potential turmoil in the future pertaining to being sold out or relocated.

A resident spoke against this rezoning request. She stated she does not want memory care in her neighborhood and Madison Heights does not have enough single family homes.

Chair Champagne closed the public input portion of this rezoning request at 6:06 pm.

For clarification, Chair Champagne requested Planner Lonnerstater review the list of principal uses allowed by right under the proposed R-M zoning. Planner Lonnerstater responded that the following uses could be permitted by right in the R-M district:

1. One/two family dwellings
2. Multiple-family developments
3. Rental management offices accessory to multiple-dwelling unit developments
4. Memory/dependent care as a special use

Attorney Burns suggests the Commission should take into consideration that the rezoning could be for any of those uses the City Planner mentioned and not specifically for any proposed use on that site.

Discussion continues amongst the Commission members. Commissioner Bliss asks the applicant if they have engaged in any public outreach to neighbors pertaining to this case. Developer explains that they have not but are open to have conversation with neighbors.

Motion by Commissioner Bliss, seconded by Commissioner Conn, to recommend to City Council to approve rezoning request PRZN 22-01 by Hudson Madison II LLC to rezone three parcels of land at 30151, 30171, and 30183 Dequindre from R-3 one family residential, to R-M Multiple-Family residential.

Ayes: Graettinger, Grafstein, Marsh, Bliss, Conn, Champagne

Nays: None

Absent: Kalnasy, Oglesby, Sylvester

Motion carries.

b. **Rezoning PRZN 22-02: 29022 Stephenson Highway**

Planner Lonnerstater introduced the rezoning request from EWM-Miller Wash, LLC, to rezone three (3) parcels of land at 29022 Stephenson Highway Road from M-1, Light Industrial, to B-3, General Business. The subject properties are located at the northeast corner of Stephenson Highway and E. 12 Mile Road, immediately to the west of the I-75 interchange.

The site consists of 3 parcels of land with total area of approximately 1.14 acres. The petitioner does eventually wish to apply for special use for an auto car wash facility but Planner Lonnerstater reminds the Commission that approval of this rezoning does not constitute site plan approval.

Staff believes that the uses permitted within the proposed B-3 district are consistent the existing land use pattern in the vicinity.

Planner Lonnerstater pointed out that if the rezoning request were to be approved, further notes that a rezoning to B-3 would remove the subject parcels from the Marihuana Overlay District. Medical and adult-use marijuana establishments are not permitted within the B-3 zoning district.

Chair Champagne welcomed the applicant at this time to speak to the Commission. The applicant's attorney, John Gaber spoke on behalf of the applicant. Mr Gaber stated that the proposed use for the site is a state of the art car wash with extensive landscaping. He feels that what is being proposed is consistent with the uses in the 12 Mile corridor and feels that this parcel fits better with the B-3 commercial corridor than an industrial use.

Commissioner Conn asked for clarification on whether the proposed car wash is a do-it-yourself car wash or an automated wash. Mr. Gaber explained that it would be a hybrid. There would be at

least 1-3 employees on site, but the car wash would be automated with a pay station.

Chair Champagne opened the meeting to public input at 6:24 pm. Seeing no comments, public input was closed at 6:25 pm.

Planner Lonnerstater reminded the Commission that rezoning is not bound by the use that is being described by the applicant. He points out that uses permitted by right within the B-3 district include, but are not limited to, general retail, personal service establishments, sit-down and drive-through restaurants, professional offices, new car auto sales and showrooms, and mixed-use developments. Uses permitted through the special approval process include, but are not limited to, gasoline stations, auto washes, bars, and motor vehicle repair facilities.

Motion by Commissioner Conn, seconded by Commissioner Graettinger to recommend that City Council approve the rezoning of three parcels of land at 29022 Stephenson Hwy from M-1, Light Industrial, to B-3, General Business.

Ayes: Grafstein, Marsh, Bliss, Conn, Graettinger, Champagne

Nays: None

Absent: Kalnasy, Oglesby, Sylvester

6. MATTERS FOR CONSIDERATION

Zoning Ordinance Rewrite Project Update – Staff and the site plan review committee met with the consultants to do a kick off meeting for the steering committee. The next step will be from McKenna to complete what they refer to as a diagnostic review. They will review our current ordinance, mark it up and create a list of items that should be revised in new ordinance. From there, they will create a report to be presented to the planning commission.

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

No public comment.

8. MEMBER UPDATES

Commissioner Marsh reminded the Planning Commission that the Council Chambers will begin renovation soon so the next Planning Commission meeting will occur at the Fire Station 1.

9. PLANNER UPDATES

Planner Lonnerstater has no further comments.

10. ADJOURNMENT OF MEETING

Meeting adjourned by the Chair at 6:29 p.m.

FOR CONSIDERATION AT THE COUNCIL MEETING OF: 7/11/22

PRESENTATION		FUTURE PUBLIC HEARING	
PUBLIC HEARING – SPECIAL APPROVAL		BID AWARDS / PURCHASES	
PUBLIC HEARING – OTHER	✓	ORDINANCE - FIRST	
COMMUNICATION		ORDINANCE - SECOND	✓
REPORT		OLD BUSINESS	



MEMORANDUM

Date: June 23rd, 2022
 To: City of Madison Heights City Council
 From: Matt Lonnerstater, AICP – City Planner
 Subject: Rezoning Request PRZN 22-02 (Ordinance 2185) – 29022 Stephenson Hwy. – Second Reading

Introduction

The applicant, EWM-Miller Wash, LLC, requests to rezone three (3) parcels of land at **29022 Stephenson Highway** (PIN Numbers 44-25-11-377-015, 44-25-11-377-016, and 44-25-11-377-019) from **M-1, Light Industrial, to B-3, General Business**. The subject properties are located at the northeast corner of Stephenson Highway and E. 12 Mile Road, immediately to the west of the I-75 interchange.

Background

The subject site consists of three (3) parcels which contain a total area of approximately 1.14 acres. The site is improved with an existing 3,285 sq. ft. commercial structure currently occupied by Col's Place restaurant. The applicant requests a rezoning to B-3 in order to construct an auto car wash facility, which is permitted as a special use within the B-3 district. Note that approval of the rezoning would not constitute special use or site plan approval. City Council should consider all of the potential uses that could be developed on this site if it were to be zoned B-3. The applicant has provided conceptual plans for an express car wash on-site; these conceptual plans are included for demonstrative purposes only and are not subject to this rezoning review.

Per the Zoning Ordinance, the proposed B-3 zoning district is, *“designed to provide sites for more diversified business types and is often located so as to serve the passer-by traffic.”* Uses permitted by right within the B-3 district include, but are not limited to, general retail, personal service establishments, sit-down and drive-through restaurants, professional offices, new car auto sales and showrooms, and mixed-use developments. Uses permitted through the special approval process include, but are not limited to, gasoline stations, auto washes, bars, and motor vehicle repair facilities.

When reviewing a rezoning request, the City Council should review the proposed district's consistency and compatibility with adjacent land uses 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 Use	Existing Zoning
Site	Restaurant	M-1, Light Industrial
North	Oakland County Water	M-1, Light Industrial
South (across 12 Mile)	Retail	General Business (City of Royal Oak)
East	--	I-75
West (across Stephenson)	Gas Station	M-1, Light Industrial

The subject site is located immediately to the west of the 12 Mile Road/I-75 interchange. Adjacent land uses consist primarily of auto-oriented uses, including a gas station across Stephenson Highway, an auto repair shop across 12 Mile Road, and a new drive-through fast food restaurant kitty-corner at the intersection of 12 Mile Road and Stephenson Highway (in Royal Oak).

Existing Conditions at Stephenson/12 Mile (looking north)



Existing Conditions at Stephenson/12 Mile (looking south)



Existing Conditions at Stephenson/12 Mile (looking east toward I-75)



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
Site	Industrial
North	Industrial
South (across 12 Mile)	General Commercial (City of Royal Oak)
East	I-75
West (across Stephenson)	Industrial

The future land use designation of the subject site is “Industrial.” Per the Master Plan, the Industrial designation is intended to accommodate manufacturing, processing, warehousing, storage of raw materials and intermediate and finished products, industrial service providers, industrial parks, and industrial research activities.

Staff Analysis

While the proposed B-3 zoning district is not completely aligned with the site’s “Industrial” Future Land Use designation, staff recognizes the existing auto-oriented nature of the 12-Mile Road/I-75 interchange, as well as the existing regional commercial uses located at or near the intersection of Stephenson Highway and E. 12 Mile Road. Existing uses at the Stephenson/12 Mile intersection include several gas stations, an auto repair shop, a Kroger Marketplace, and several commercial outlots. Further, the 12 Mile corridor on the east side of I-75 is currently improved with several regional retail developments, including Lowe’s, Home Depot, and BJ’s Wholesale Club. Staff believes that the uses permitted within the proposed B-3 district are consistent with and complementary to the existing land use pattern in the vicinity.

If the B-3 rezoning request were to be 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 a potential auto wash, would require special approval through City Council. Staff further notes that a rezoning to B-3 would remove the subject parcels from the Marihuana Overlay District; medical and adult-use marijuana establishments are not permitted within the B-3 zoning district.

Planning Commission and City Council Action

At their **May 17th, 2022** meeting, the Planning Commission **recommended approval** of the requested rezoning based upon the following findings:

1. The applicant requests a rezoning from M-1, Light Industrial, to B-3, General Business, to construct an automatic express car wash facility on site. The B-3 district permits a range of general commercial, retail, restaurant, and office uses.
2. The proposed B-3 district is generally compatible and consistent with adjacent auto-oriented uses and regional commercial developments near the 12 Mile Road/I-75 Interchange.
3. The proposed B-3 District is compatible with adjacent M-1 zoned parcels within Madison Heights and commercially-zoned parcels within Royal Oak.

4. While the proposed B-3 District is not entirely aligned with the “Industrial” future land use designation, the subject site is located at the very southern end of the Stephenson Highway industrial corridor and is adjacent to a number of existing auto-oriented commercial uses.
5. The Site Plan Review Committee (SPRC) reviewed the proposed rezoning request at their May 4th, 2022 meeting and did not express any objections. The SPRC will separately review additional applications relating to this project, if submitted, including special use and site plan submittal. Special use approval through City Council is required for auto washes.

City Council approved the first reading at their June 13th, 2022 meeting.

Staff Recommendation and Next Step

Based on the Planning Commission’s findings and recommendation, staff recommends that the City Council approve rezoning request PRZN 22-02 and adopt Ordinance #2185 upon second reading after the required public hearing.

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Council for the City of Madison Heights will hold a public hearing on **July 11th, 2022 at 7:30 p.m. in the Training Room at Fire Station #1 located at 31313 Brush Street, Madison Heights, Michigan 48071** to consider the following rezoning requests:

Rezoning Request No. PRZN 22-01 by Hudson Madison LLC to rezone three (3) parcels of land described as: 30151 Dequindre Rd. (TM# 44-25-12-28-0027); 30171 Dequindre Rd. (TM# 44-25-12-280-026); and 30183 Dequindre Rd. (TM# 44-25-12-280-025). The request is to rezone the properties from R-2, One-Family Residential, to R-M, Multiple-Family Residential.

Rezoning Request No. PRZN 22-02 by EWM-Miller Wash, LLC to rezone three (3) parcels of land described as 29022 Stephenson Hwy (TMs: 44-25-11-377-015; 44-25-11-377-016; and 44-25-11-377-019). The request is to rezone the properties from M-1, Light Industrial, to B-3, General Business.

The applications 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) 583-0831.

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

ORDINANCE NO. 2185

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 properties, to-wit:

T1N, R11E, SEC 11 PART OF SW 1/4 BEG AT PT DIST S 88-11-35 W 544.34 FT & N 01-48-25 W 267.10 FT FROM S 1/4 COR, TH N 01-48-25 W 60.00 FT, TH N 87-11-21 E 191.48 FT, TH S 08-02-22 W 61.31 FT, TH S 87-15-35 W 180.99 FT TO BEG 0.26 A
PIN 44-25-11-377-015. 29022 STEPHENSON HWY.

T1N, R11E, SEC 11 PART OF SW 1/4 BEG AT PT DIST S 88-11-35 W 544.34 FT & N 01-48-25 W 75.00 FT FROM S 1/4 COR, TH N 52-16-00 E 265.16 FT, TH N 17-41-59 E 106.98 FT, TH S 87-15-35 W 59.00 FT, TH S 08-02-22 W 61.31 FT, TH S 87-15-35 W 180.99 FT, TH S 01-4.
PIN 44-25-11-377-016. 29022 STEPHENSON HWY.

T1N, R11E, SEC 11 ELY 40 FT OF STEPHENSON HWY R/W ADJ TO THAT PART OF SW 1/4 DESC AS BEG AT PT DIST S 88-11-35 W 544.34 FT & N 01-48-25 W 75.00 FT FROM S 1/4 COR, TH N 52-16-00 E 265.16 FT, TH N 17-41-59 E 106.98 FT, TH S 87-15-35 W 59.00 FT, TH S 08-02
PIN 44-25-11-377-019. 29022 STEPHENSON HWY.

Shall be changed from M-1, Light Industrial, to B-3, General 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 July 11th, 2022.

Cheryl E. Rottmann
City Clerk

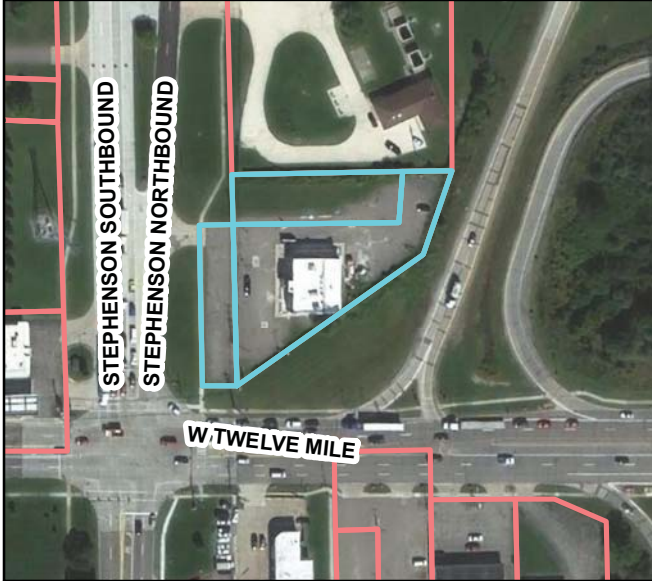
FIRST READING: June 13th, 2022
PUBLIC HEARING: July 11th, 2022
ADOPTED: ,2022
PUBLISHED: ,2022
EFFECTIVE: ,2022

Site Address: 29022 Stephenson Hwy

[Click for map](#)



Aerial



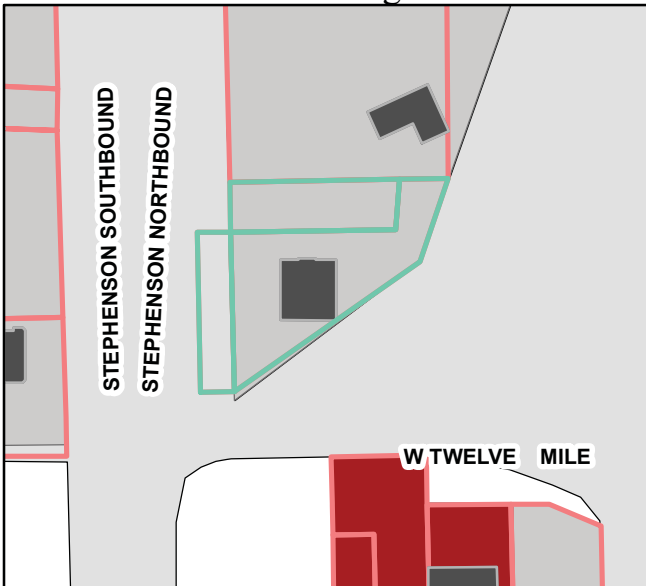
- 29022 Stephenson Hwy
- Parcels

Existing Land Use



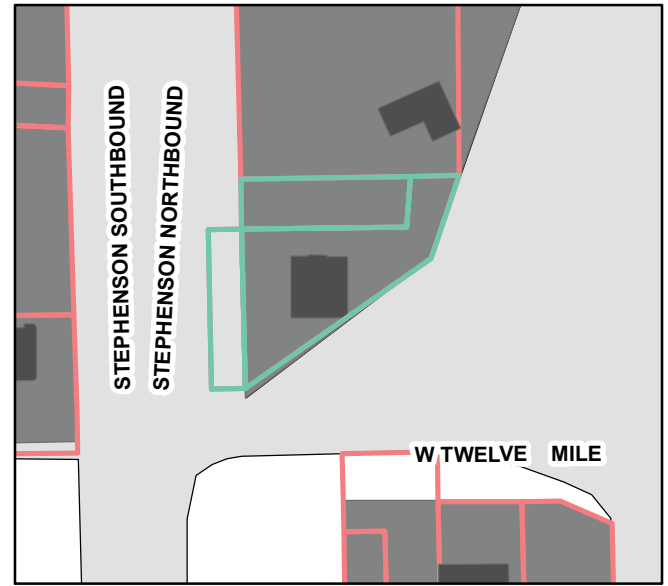
- 29022 Stephenson Hwy
- Buildings
- Parcels
- Vacant
- Single And Two Family
- Office
- Commercial
- Industrial
- Public

Zoning

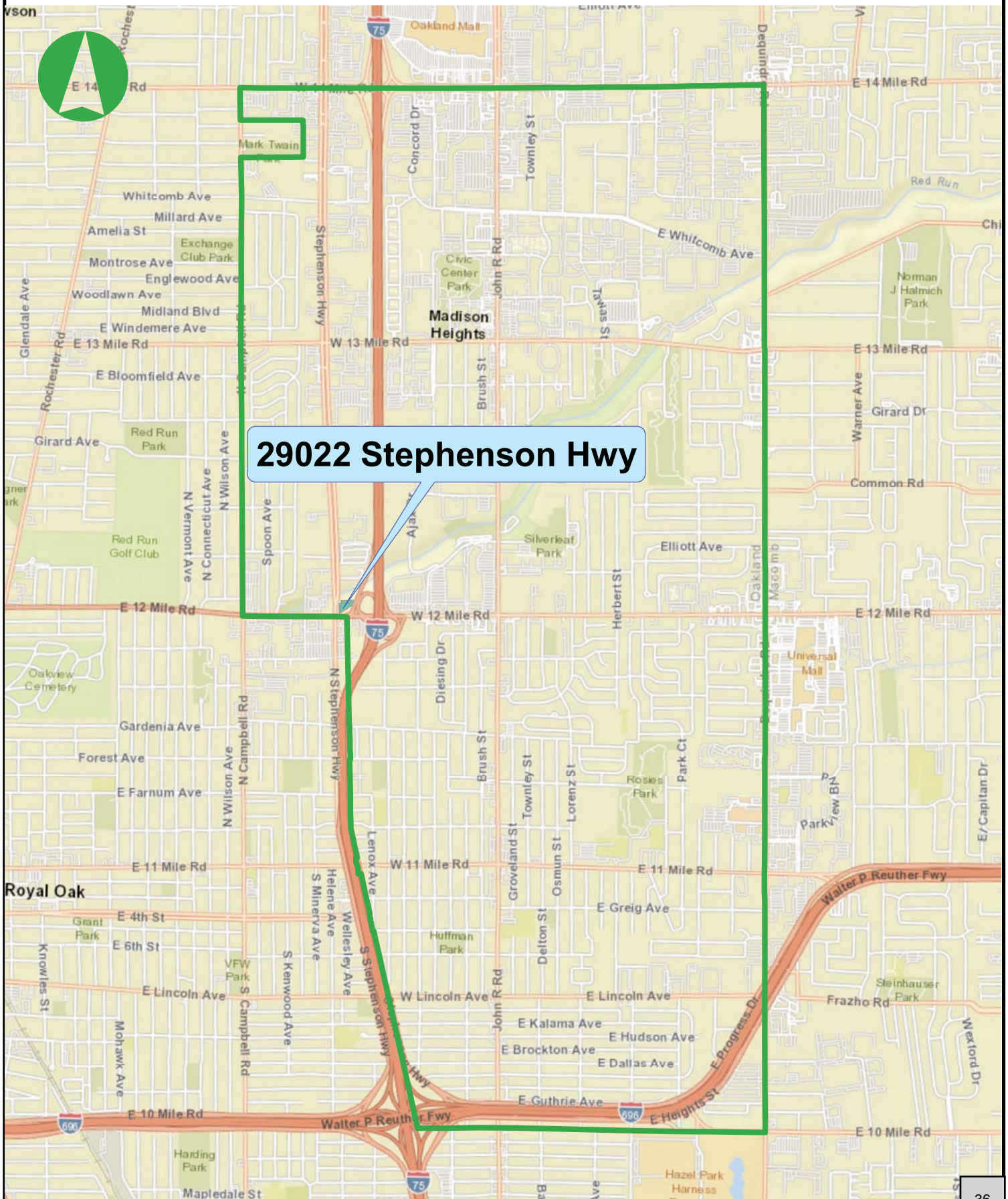


- 29022 Stephenson Hwy
- Buildings
- Parcels
- M-1 Light Industrial
- B-1 Local Business
- B-2 Planned Business
- B-3 General Business

Future Land Use



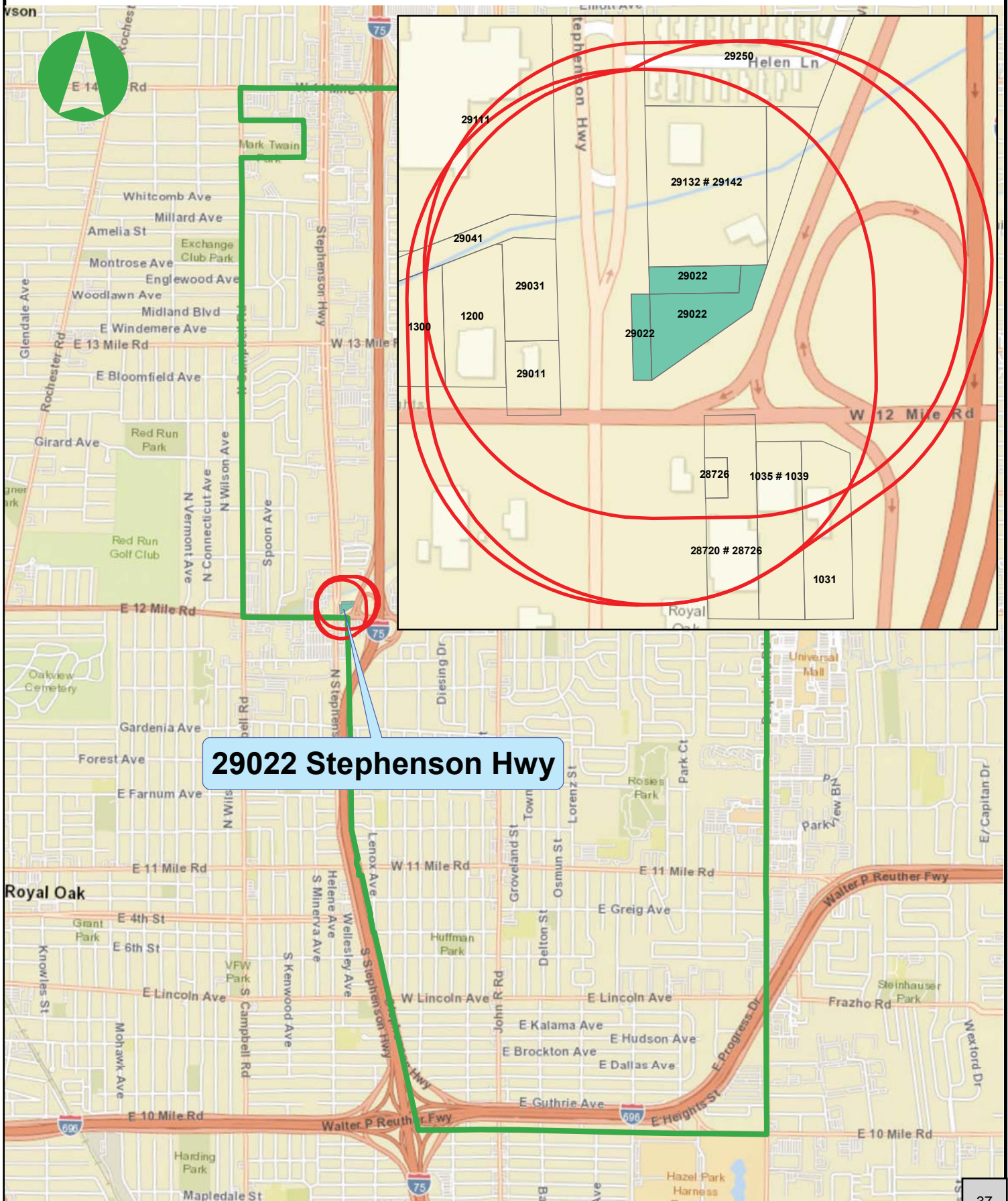
- 29022 Stephenson Hwy
- Vacant
- Industrial
- Office
- Commercial
- Recreation
- Conservation
- Mixed Use Inn



PRZN CASE: 22 - 02

BUFFER 500 FT

Item 3.





Williams Williams Rattner & Plunkett, P.C.
Attorneys and Counselors

380 North Old Woodward Avenue
Suite 300
Birmingham, Michigan 48009

Tel: (248) 642-0333
Fax: (248) 642-0856

John D. Gaber
jdg@wwrplaw.com

April 19, 2022

PERSONAL DELIVERY

City of Madison Heights
Community and Economic Development Department
300 W. Thirteen Mile Rd.
Madison Heights, MI 48071

**Re: 29022 Stephenson Highway
Application to Rezone Land**

Dear Clerk:

Enclosed for filing please find the following documents with respect to the above-referenced property:

1. Application to Rezone Land;
2. Exhibit A – Legal Description;
3. Addendum in Support of Application to Rezone Land City of Madison Heights, Michigan; and
4. Two copies of Rezoning Survey-Site Plan.

Also enclosed is a check in the amount of \$1,500 for the filing fee.

Please feel free to call with any questions.

Very truly yours,

WILLIAMS, WILLIAMS, RATTNER & PLUNKETT, P.C.



John D. Gaber

JDG/srs
Enclosures



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

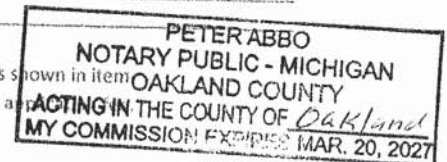
Item 3.

Application to Rezone Land

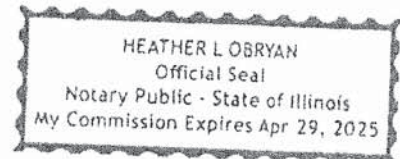
I (we) the undersigned do hereby respectfully apply and petition the City of Madison Heights to amend the Zoning Ordinance by changing the zoning map as hereinafter requested. As part of this application, the following facts are shown:

1. Request is hereby made that the following property be rezoned from M-1 to B-3.
2. The property address is 29022 Stephenson Highway and the parcel is located on the East side of Stephenson Highway street between Twelve Mile Road and Helen Ct streets.
3. The legal description of said property is as follows: (attach separately if necessary)
Refer to attached legal description
4. The sidwell number for the property is: 25-11-377-015, 25-11-377-016 and 25-11-377-019
5. The owner of said property is:
Name: Sokol and Angelina Ndrejaj
Street Address: 29022 Stephenson Highway
City, State, Zip: Madison Heights, Michigan 48071
Phone: _____ Email: _____
6. The Applicant is:
Name: EWM-Miller Wash, LLC
Street Address: 201 East Ogden Ave. Suite #18-1
City, State, Zip: Hinsdale, IL 60521
Phone: 856-371-6223 Email: do@ewmpartners.com
7. The applicant is the:
☐ Owner ☐ Legal Representative ☒ Purchaser ☐ Other _____
8. Description of proposed use:
Proposed express car wash with automated pay stations and free vacuums
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 fee.

Signature of Owner: [Signature]
Signature of Applicant: [Signature]
Date: 4/14/22



Notary's Signature: [Signature]
Notary's Print Name: Heather L. O'Bryan
Notary Public, State of Michigan, County of: Dodge
My Commission Expires on: 4.29.25
Acting in the County of: Dodge



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**Legal Description**

Land in the City of Madison Heights, Oakland County, Michigan, being more particularly described as follows:

PARCEL 1:

Part of the East half of the East half of the Southwest quarter of Section 11, Town 1 North, Range 11 East, described as: Commencing at a point which is South 88 degrees 11 minutes 35 seconds West along the South section line 544.34 feet and North 01 degree 48 minutes 25 seconds West along the Easterly right of way of Stephen Highway, 75 feet from the South quarter corner of said Section 11; thence North 52 degrees 16 minutes 00 seconds East 265.16 feet; thence North 17 degrees 41 minutes 59 seconds East 106.98 feet; thence South 87 degrees 15 minutes 35 seconds West 250.84 feet to the Easterly right of way line of Stephenson Highway; thence South 01 degree 48 minutes 25 seconds East along said Easterly line 252.10 feet to the point of beginning.

PARCEL 2:

The Easterly 40 feet of Stephenson Highway right of way adjacent to that part of the Southwest 1/4 of Section 11, Town 1 North, Range 11 East, described as beginning at a point distant South 88 degrees 11 minutes 35 seconds West 544.34 feet and North 01 degree 48 minutes 25 seconds West 75.00 feet from the South 1/4 corner; thence North 52 degrees 16 minutes 00 seconds East 265.16 feet; thence North 17 degrees 41 minutes 59 seconds East 106.98 feet; thence South 87 degrees 15 minutes 35 seconds West 59.00 feet; thence South 08 degrees 02 minutes 22 seconds West 61.31 feet; thence South 87 degrees 15 minutes 35 seconds West 180.99 feet; thence South 01 degree 48 minutes 25 seconds East 192.10 feet to the beginning.

Commonly known as 29022 Stephenson Highway, Madison Heights, Michigan 48071
Tax Parcel Nos. 25-11-377-015, 25-11-377-016 and 25-11-377-019

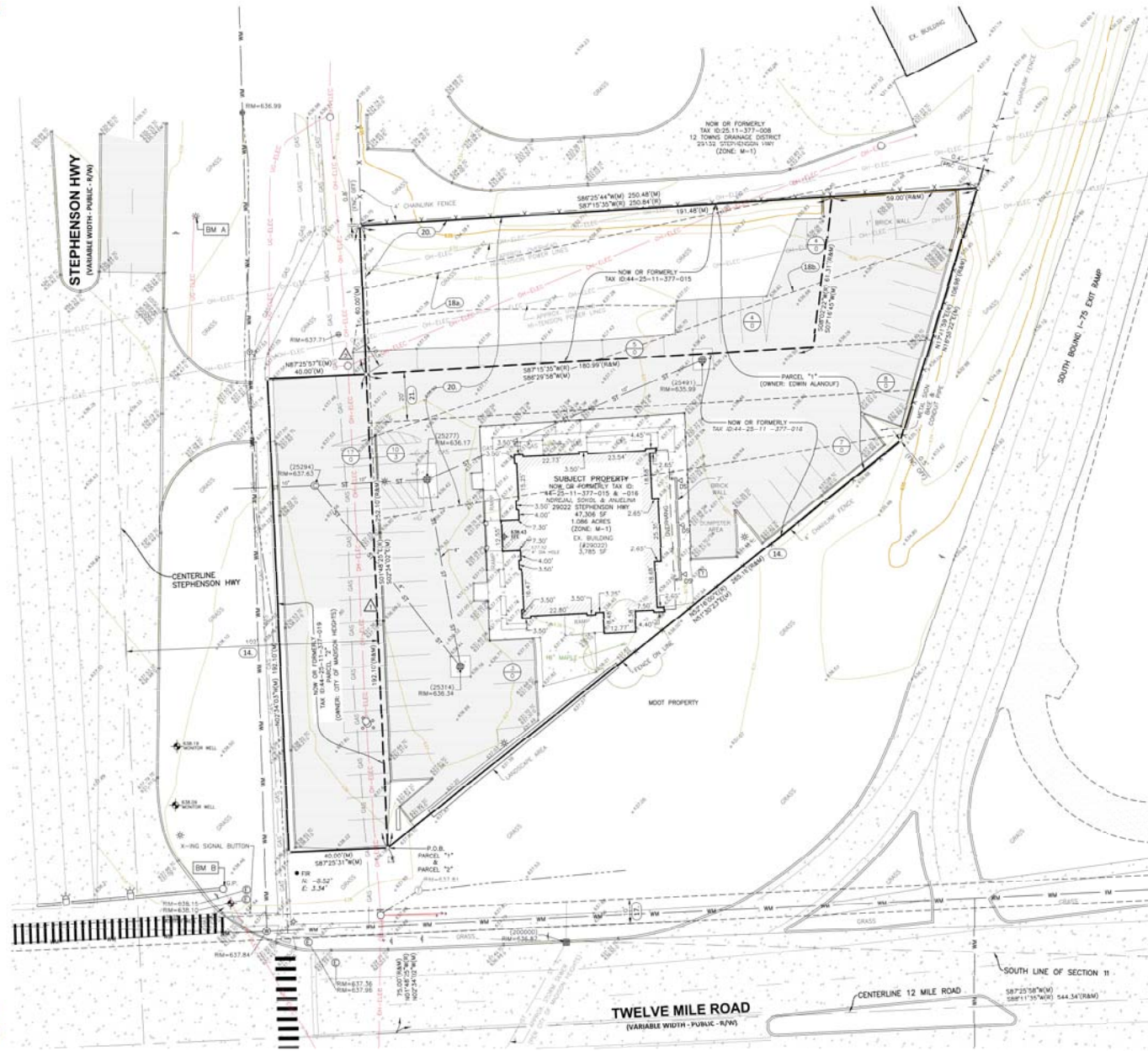
**ADDENDUM IN SUPPORT OF
APPLICATION TO REZONE LAND
CITY OF MADISON HEIGHTS, MICHIGAN**

**Applicant: EWM-Miller Wash, LLC
Parcel ID No.: 25-11-377-015, -016, -019
Date: April 14, 2022**

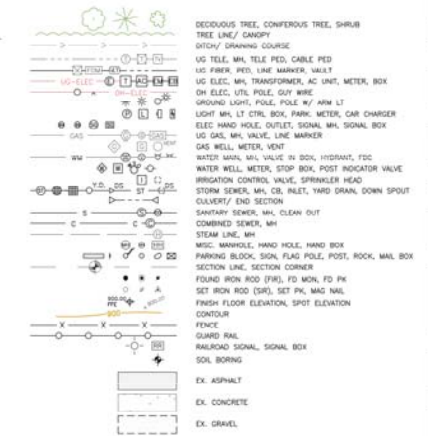
Applicant submits this Addendum in Support of Application to Rezone Land to rezone the above subject property ("Property") from M-1 Light Industrial to B-3 General Business, and states the following in support of its Application:

1. Applicant proposes to construct a modern automatic express car wash on the Property, which is a Use Permissible on Special Approval in the B-3 General Business district (§10-326(8)). While a rezoning review would focus on all of the potential permitted uses in the B-3 district which could be operated on the Property, the principal permitted uses and special approval uses in the B-3 district (and by incorporation the O-1, B-1 and B-2 districts) would appear to be appropriate uses for this Twelve Mile Road retail/restaurant corridor.
2. Current land use supports the requested rezoning. The Property is currently used for commercial, not industrial purposes. Similarly, most of the existing uses in the Twelve Mile Road corridor in this area of the City are commercial uses. A gas station/convenience store operates west of the Property. An auto repair and miscellaneous retail are located south of the Property. The Twelve Mile corridor east of the Property features Home Depot, Lowe's, and several restaurant outlots. The Twelve Mile corridor southwest of the Property in Royal Oak also houses retail/restaurant uses. The existing land uses in the area would be permitted uses or special approval uses in the B-3 district, and therefore support the requested rezoning to B-3.
3. Likely consistent with City Master Plan Update. The requested rezoning to B-3, while not consistent with the current Future Land Use Map of the City, would most likely be updated in the impending City Master Plan update process to reflect that the Twelve Mile corridor has been converting from industrial to commercial uses over time. There is a likelihood that Future Land Use Map could be updated in this process to change the designation of these Twelve Mile frontage properties to Commercial, which would support the rezoning to B-3.
4. No adverse impact. The requested rezoning would not adversely impact adjacent properties because the Property is already used for commercial purposes, and commercial uses operate on the east, west and south sides of the Property. The Oakland County Water Resource Commission is located to the north of the Property, which is a public utility facility, also consistent with commercial uses. Traffic would access the site from Stephenson Highway at the north end of the Property, away from the intersection, to reduce traffic conflicts and maximize safety.

For the above reasons, Applicant believes rezoning the Property to B-3 would be consistent with good land use planning practices, and respectfully requests rezoning approval.



EXISTING LEGEND



BENCHMARKS

DATUM: NAVD83

- BM A:
TOP OF SOUTHEAST ANCHOR BOLT OF LIGHT POLE, 32.4' NORTH OF CENTERLINE TWELVE MILE ROAD & 48' EAST OF CENTERLINE STEPHENSON HIGHWAY.
ELEV = 636.75
- BM B:
TOP OF NORTHEAST ANCHOR BOLT OF LIGHT POLE, 54' NORTH OF CENTERLINE TWELVE MILE ROAD & 51' EAST OF CENTERLINE STEPHENSON HIGHWAY.
ELEV = 639.21

SURVEYOR'S OBSERVATIONS

THE FOLLOWING OBSERVATIONS WERE MADE AT THE TIME OF SURVEY:

- △ PAYING AND PARKING FOR PARCEL "1" LIES ON TO PARCEL "2".
△ CORNER OF PARKING LOT LIES UP TO 10.5' OFF THE PARCEL.

STRUCTURE SCHEDULE

EX. STORM SEWER		
STRUCTURE	RIM ELEV.	PIPES
(25277) CBR	636.17	10" W. E. = 636.15 10" NE E. = 636.16 8" S. E. = 635.29
(25294) CONH	637.63	10" W. E. = 635.24 10" E. E. = 635.26 8" SE E. = 635.88
(25314) CBR	636.34	NO PIPES OBSERVED TOWARD +43.14
(25491) CBR	635.99	10" SW E. = 631.71
(200000) CBS	636.87	NOT INSPECTED AT TIME OF SURVEY



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www.missdig.org

CLIENT :
DEVELOPMENT MANAGEMENT
ASSOCIATES LLC
JON PELLEGRINI
PH: 317-665-9250
jpelegre@dmassociates.com

ALTA/NSPS LAND TITLE SURVEY
29022 STEPHENSON HWY - MADISON HTS.
TAX ID: 44-25-11-377-015, -016, -019
PART OF SW 1/4, SEC. 11, T1N-11E
ROYAL OAK TOWNSHIP, OKLAHOMA COUNTY, MICHIGAN

DATE:
DRAWN BY: B.11E
CHECK BY: B.11E

ORIGINAL ISSUE DATE: 2/1/2022

PROJECT NO: 21-428

SCALE: 1" = 20'

FIELD: A/S

DRAWN BY: DC

CHECK BY: MB

V1.1



CITY OF MADISON HEIGHTS

PLANNING COMMISSION MEETING MINUTES

May 17th, 2022

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 5:34 p.m.

2. ROLL CALL

Present: Mayor Pro Tem Mark Bliss
Chairperson Josh Champagne
Member Bruce Conn
Member Eric Graettinger
Mayor Roslyn Grafstein
City Manager Melissa Marsh

Absent: Member Kalnasy, Member Oglesby, Member Sylvester

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

Motion by Commissioner Marsh, seconded by Commissioner Graettinger to excuse Commissioner Sylvester and Commissioner Kalnasy.

Motion carries unanimously.

3. APPROVAL OF AGENDA

There were no additions or deletions to the agenda

4. APPROVAL OF MINUTES

Motion by Commissioner Conn, supported by Commissioner Marsh, to approve the minutes of the regular Planning Commission meeting of April 19th, 2022.

Motion carries unanimously.

5. PUBLIC HEARING:

a. Rezoning PRZN 22-01: 30151, 30171 and 30183 Dequindre Rd.

Planner Lonnerstater introduced the Rezoning request by Hudson Madison II LLC to rezone three (3) parcels of land at 30151, 30171 and 30183 Dequindre Road from R-3, One-Family Residential, to R-M, Multiple-Family Residential.

The applicant requests a rezoning to R-M in order to construct a senior living, assisted living and memory care facility on site, which is permitted as a special use within the R-M district. The new facility will be associated with the independent senior living facility currently under construction immediately to the south of the site. Planner Lonnerstater wanted to remind the Commission that the request today is only for the rezoning. The client would still have to go in front of Council for special use and Site Plan Review Committee for site plan approval.

Planner Lonnerstater asked the Planning Commission to consider compatibility with adjacent land uses and the future land use map as laid out in the Master Plan. The Planning Commission should also consider all potential uses permitted in R-M district including one/two family dwellings, multiple-family developments, rental management offices, and memory/dependent care as a special use.

Staff finds that the proposed R-M district is generally compatible with the adjacent multi-family Reserve at Red Run project under construction, and is compatible with adjacent single-family uses to west, and furthers the Master Plan's housing goals. Therefore, staff recommends approval of requested rezoning from R-3 to R-M.

There are three landlocked parcels directly behind this request. They have different property owners. There would be no development on these parcels.

Applicant presentation:

The applicant, Jeff Buck of Hudson Madison II, was there to present to the Commission and take questions. Mr. Buck expressed that there is a strong need for higher level care while residents age in place. They currently have three parcels under contract to build an assisted living medical building. The preliminary design is 35,000 square feet and it doesn't require a lot of parking because the majority of the residents in the building will not be driving, so parking will mainly be for visitors and staff.

Chair Champagne opened the public hearing at 5:44 p.m. to hear comments on PRZN 22-01.

A resident, who lives directly behind the properties, addressed the Commission. She expressed her concern for the area behind the Reserve at Red Run and states she feels it has been sorely neglected. She says that her concern is regarding the landlocked parcels and overgrown vegetation and if this requested rezoning is granted, these parcels will have no future.

Randall Carlisle, member of the Knights of Columbus, spoke on behalf of the property at 30191 Dequindre road. He mentioned that the group at that location received a waiver in 1989 to use this property for non-residential. His concern is potential turmoil in the future pertaining to being sold out or relocated.

A resident spoke against this rezoning request. She stated she does not want memory care in her neighborhood and Madison Heights does not have enough single family homes.

Chair Champagne closed the public input portion of this rezoning request at 6:06 pm.

For clarification, Chair Champagne requested Planner Lonnerstater review the list of principal uses allowed by right under the proposed R-M zoning. Planner Lonnerstater responded that the following uses could be permitted by right in the R-M district:

1. One/two family dwellings
2. Multiple-family developments
3. Rental management offices accessory to multiple-dwelling unit developments
4. Memory/dependent care as a special use

Attorney Burns suggests the Commission should take into consideration that the rezoning could be for any of those uses the City Planner mentioned and not specifically for any proposed use on that site.

Discussion continues amongst the Commission members. Commissioner Bliss asks the applicant if they have engaged in any public outreach to neighbors pertaining to this case. Developer explains that they have not but are open to have conversation with neighbors.

Motion by Commissioner Bliss, seconded by Commissioner Conn, to recommend to City Council to approve rezoning request PRZN 22-01 by Hudson Madison II LLC to rezone three parcels of land at 30151, 30171, and 30183 Dequindre from R-3 one family residential, to R-M Multiple-Family residential.

Ayes: Graettinger, Grafstein, Marsh, Bliss, Conn, Champagne

Nays: None

Absent: Kalnasy, Oglesby, Sylvester

Motion carries.

b. **Rezoning PRZN 22-02: 29022 Stephenson Highway**

Planner Lonnerstater introduced the rezoning request from EWM-Miller Wash, LLC, to rezone three (3) parcels of land at 29022 Stephenson Highway Road from M-1, Light Industrial, to B-3, General Business. The subject properties are located at the northeast corner of Stephenson Highway and E. 12 Mile Road, immediately to the west of the I-75 interchange.

The site consists of 3 parcels of land with total area of approximately 1.14 acres. The petitioner does eventually wish to apply for special use for an auto car wash facility but Planner Lonnerstater reminds the Commission that approval of this rezoning does not constitute site plan approval.

Staff believes that the uses permitted within the proposed B-3 district are consistent the existing land use pattern in the vicinity.

Planner Lonnerstater pointed out that if the rezoning request were to be approved, further notes that a rezoning to B-3 would remove the subject parcels from the Marihuana Overlay District. Medical and adult-use marijuana establishments are not permitted within the B-3 zoning district.

Chair Champagne welcomed the applicant at this time to speak to the Commission. The applicant's attorney, John Gaber spoke on behalf of the applicant. Mr Gaber stated that the proposed use for the site is a state of the art car wash with extensive landscaping. He feels that what is being proposed is consistent with the uses in the 12 Mile corridor and feels that this parcel fits better with the B-3 commercial corridor than an industrial use.

Commissioner Conn asked for clarification on whether the proposed car wash is a do-it-yourself car wash or an automated wash. Mr. Gaber explained that it would be a hybrid. There would be at

least 1-3 employees on site, but the car wash would be automated with a pay station.

Chair Champagne opened the meeting to public input at 6:24 pm. Seeing no comments, public input was closed at 6:25 pm.

Planner Lonnerstater reminded the Commission that rezoning is not bound by the use that is being described by the applicant. He points out that uses permitted by right within the B-3 district include, but are not limited to, general retail, personal service establishments, sit-down and drive-through restaurants, professional offices, new car auto sales and showrooms, and mixed-use developments. Uses permitted through the special approval process include, but are not limited to, gasoline stations, auto washes, bars, and motor vehicle repair facilities.

Motion by Commissioner Conn, seconded by Commissioner Graettinger to recommend that City Council approve the rezoning of three parcels of land at 29022 Stephenson Hwy from M-1, Light Industrial, to B-3, General Business.

Ayes: Grafstein, Marsh, Bliss, Conn, Graettinger, Champagne

Nays: None

Absent: Kalnasy, Oglesby, Sylvester

6. MATTERS FOR CONSIDERATION

Zoning Ordinance Rewrite Project Update – Staff and the site plan review committee met with the consultants to do a kick off meeting for the steering committee. The next step will be from McKenna to complete what they refer to as a diagnostic review. They will review our current ordinance, mark it up and create a list of items that should be revised in new ordinance. From there, they will create a report to be presented to the planning commission.

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

No public comment.

8. MEMBER UPDATES

Commissioner Marsh reminded the Planning Commission that the Council Chambers will begin renovation soon so the next Planning Commission meeting will occur at the Fire Station 1.

9. PLANNER UPDATES

Planner Lonnerstater has no further comments.

10. ADJOURNMENT OF MEETING

Meeting adjourned by the Chair at 6:29 p.m.

**CITY OF MADISON HEIGHTS
ELECTRONIC COUNCIL AGENDA REQUEST FORM**

SUBMITTED TO: Melissa Marsh, City Manager

SUBMITTED BY: Giles Tucker, CED Director DATE: 06/30/22

FOR CONSIDERATION AT THE COUNCIL MEETING OF: 07/11/22

ACTION REQUESTED

PRESENTATION	_____	FUTURE PUBLIC HEARING	_____
PUBLIC HEARING – SPECIAL APPROVAL	<u>✓</u>	BID AWARDS / PURCHASES	_____
PUBLIC HEARING – OTHER	_____	ORDINANCE - FIRST	_____
COMMUNICATION	_____	ORDINANCE - SECOND	_____
REPORT	_____	UNFINISHED BUSINESS	_____

DESCRIPTION OF ITEM

Special approval request PSP 22-06 - EWM Miller Wash LLC/'Cosmo's Car Wash' - 29022 Stephenson Hwy - Auto Wash Use.

IF ORDINANCE, CITE TITLE/CHAPTER SECTIONS

POLICY CONSIDERATION

The applicant, EWM Miller Wash, LLC, requests special use approval for an auto wash facility known as 'Cosmo's Car Wash'. The subject site is located at 29022 Stephenson Highway and consists of three (3) separate parcels (PINs 44-25-11-377-016; -016; and -019). The properties are currently zoned M-1, Light Industrial. However, the applicant has concurrently applied to rezone the properties to B-3, General Business, under PRZN 22-02.

FINANCIAL IMPACT

No Impact	<u>✓</u>	Fee Waiver Proposed	_____
Budgeted Fund Name(s)	_____	Department Name	_____
Appropriated in Acct. No.	_____	Budget Amount	_____
Amount Available in Acct.	_____	Budget Amount	_____
Second Account Number	_____	Revenue Generated	_____
Amount Available in 2 nd Acct.	_____		
Other Comments	_____		

REVIEW CHECKLIST

DEPARTMENT Giles Tucker, CED Director DATE _____

DEPARTMENT _____ DATE _____

CITY MANAGER Melissa R. Marsh, City Manager DATE _____



MEMORANDUM

Date: June 30th, 2022
 To: City of Madison Heights City Council
 From: Matt Lonnerstater, AICP – City Planner
 Subject: Special Approval Request PSP 22-06 – 29022 Stephenson Hwy. – ‘Cosmo’s Car Wash’

Introduction

The applicant, EWM Miller Wash, LLC, requests special use approval for an auto wash facility known as ‘Cosmo’s Car Wash’. The subject site is located at 29022 Stephenson Highway and consists of three (3) separate parcels (PINs 44-25-11-377-016; -016; and -019). The properties are currently zoned M-1, Light Industrial. However, the applicant has concurrently applied to rezone the properties to B-3, General Business, under PRZN 22-02.

Background and Analysis

The applicant proposes to construct a modern express car wash on the site located at the northeast corner of Stephenson Highway and Twelve Mile Road, immediately to the west of I-75. The subject site comprises three (3) separate parcels and is currently improved with Col’s Place Restaurant. If the project is approved, the applicant would be required to recombine the three (3) properties into a single parcel.

While the properties are currently zoned M-1, Light Industrial, the applicant has concurrently applied to rezone all three parcels to B-3, General Business, under case PRZN 22-02. Per Section **10.326(8)**, ‘Auto Wash’ facilities are permitted in the B-3 district as a special use, subject to use-specific standards; these use-specific standards are listed in full at the end of this report.

The applicant has submitted a preliminary site plan and concept color renderings for the project. As proposed, the existing Col’s Place Restaurant would be demolished to accommodate a 4,870 square foot express car wash building. Nineteen (19) outdoor self-service vacuum bays are proposed. Vehicular access is proposed via a single curb-cut along Stephenson Highway, with dual queuing lanes circling around to the pay stations. The preliminary plans depict a modern architectural façade and significant landscaping around the site and adjacent to public rights-of-way.

Requests for special approval are subject to the following criteria, as outlined in Section **10.201(4)**:

The use shall be designed and located so that it is compatible with the surrounding properties, neighborhood and vicinity. At a minimum, this shall include:

1. *Location of use(s) on site;*
2. *Height of all improvements and structures;*
3. *Adjacent conforming land uses;*
4. *Need for proposed use in specified areas of the city;*
5. *Conformance with future land use plans for the area as adopted by the planning commission;*
6. *Compatibility with the permitted principal uses allowed in the zoning district where the special approval use is requested.*

Additional criteria for reviewing special uses are contained at the end of this report.

Existing Zoning and Land Use

The table below denotes existing adjacent land uses and zoning designations.

	Existing Land Use	Existing Zoning
Site	Commercial (Restaurant)	M-1, Light Industrial*
North	Oakland County Water	M-1, Light Industrial
South (across 12 Mile)	Retail	General Business (City of R.O)
East	--	I-75
West (across Stephenson)	Gas Station	M-1, Light Industrial

*Pending rezoning case PRZN 22-02 requesting B-3 zoning.

The subject site is located immediately to the west of the 12 Mile Road/I-75 interchange. Adjacent land uses consist primarily of auto-oriented uses, including a gas station across Stephenson Highway, an auto repair shop across 12 Mile Road, and a fairly new drive-through fast food restaurant located kitty-corner at the intersection of 12 Mile Road and Stephenson Highway (in Royal Oak).

Future Land Use and Master Plan

The table below denotes adjacent future land use designations as contained within the 2021 Madison Heights Master Plan.

	Future Land Use
Site	Industrial
North	Industrial
South (across 12 Mile)	General Commercial (City of R.O)
East	I-75
West (across Stephenson)	Industrial

The future land use designation of the subject site is ‘Industrial’. Per the Master Plan, the Industrial designation is intended to accommodate manufacturing, processing, warehousing, storage of raw materials and intermediate and finished products, industrial service providers, industrial parks, and industrial research activities.

Use-Specific Standards

Section **10.326(8)** of the Zoning Ordinance contains use-specific standards for auto washes in the B-3 zoning district. Based on the proposed concept plan, the project fails to satisfy the following standards:

- d) All buildings to be used in connection with the auto wash shall be located at least 20 feet away from any right-of-way line; and*
- q) All operations must be carried on within the building area, including but not limited to vacuuming, washing and drying.*

As proposed, the auto wash building is set back 10.2 feet from the MDOT 12 Mile Road Right-of-Way. Additionally, outdoor self-service vacuum bays are proposed. The applicant has acknowledged the need to request variances from the Zoning Board of Appeals for these deficient items.

Staff Analysis

While staff has concerns regarding the proliferation of auto wash uses within Madison Heights, staff acknowledges that the site’s location immediately to the west of the I-75/Twelve Mile Road interchange makes it conducive for auto-oriented commercial uses such as the proposed project. Further, the applicant’s concept plans depict an attractive, modern facility with a landscape plan that goes above and beyond the City’s minimum requirements.

Findings and Recommendation

Staff offers the following findings for City Council consideration:

1. The applicant requests special use approval for an auto wash use at 29022 Stephenson Highway. The applicant has concurrently applied to rezone the three (3) subject sites from M-1 to B-3 under PRZN 22-02.
2. The proposed express car wash is compatible with uses permitted in the B-3, General Business, zoning district and is compatible with adjacent land uses and transportation networks. The proposed use will not be detrimental to adjacent commercial and industrial properties.
3. The proposed use is not completely aligned with the site’s ‘Industrial’ future land use designation. However, staff recognizes the existing auto-oriented nature of the 12-Mile Road/I-75 interchange, as well as existing nearby regional commercial uses located along E. 12 Mile Road.
4. The proposed use generally satisfies the special use approval review standards and criteria listed in Section 10.201(4). The applicant acknowledges the need to apply to the ZBA for several variances from the specific-use standards of Section **10.326(8)**.
5. The Site Plan Review Committee (SPRC) reviewed the proposed special approval request at their June 29th, 2022 meeting and did not cite concerns regarding the proposed special use. Separate SRPC approval will be required for the final site plan.

Based on these findings, staff recommends the following courses of action, dependent upon the City Council action on case PRZN 22-02:

- If City Council **approves** the concurrent rezoning to B-3 under PRZN 22-02, staff recommends City Council **approve** the requested special use with the following conditions:
 1. Resolve site plan deficiencies relating to building setback and outdoor self-service vacuum bays **or** seek the appropriate variances from the Zoning Board of Appeals.
 2. The hours of operation shall be limited to between the hours of 8:00 a.m. and 10:00 p.m., in accordance with Section **10.326(8)**.
 3. The Landscape Plan and Building Elevations submitted with the site plan package shall be substantially consistent with the preliminary plans submitted with this special use application.
- If City Council **denies** the concurrent rezoning to B-3 under PRZN 22-02, staff recommends City Council **deny** the requested special use due to ‘auto wash’ uses being prohibited in the M-1 zoning district.

Next Step

After the public hearing and discussion, City Council may take action on the requested special use. **Any motion shall include concise findings based upon the special approval review standards and criteria, Section 10.201(4).**

Pertinent Zoning Ordinance Sections

Section 10.201 – Special Approval Use Review Procedures and Requirements

- (4) *Review standards and criteria.* The city council shall consider the following standards and criteria in their review of all special approval use requests:
- (a) Site plans submitted for special approval uses shall be prepared in conformance with and contain all information as outlined in Section 10.514. Site Plan Review.
 - (b) All design standards or criteria imposed on specific special approval uses elsewhere in this Ordinance shall be met.
 - (c) The use shall be designed and located so that it is compatible with the surrounding properties, neighborhood and vicinity. At a minimum, this shall include:
 - 1. Location of use(s) on site;
 - 2. Height of all improvements and structures;
 - 3. Adjacent conforming land uses;
 - 4. Need for proposed use in specified areas of the city;
 - 5. Conformance with future land use plans for the area as adopted by the planning commission; and
 - 6. Compatibility with the permitted principal uses allowed in the zoning district where the special approval use is requested.
 - (d) Ingress/egress to the use shall be controlled to assure maximum vehicular and pedestrian safety, convenience and minimum traffic impact on adjacent roads, drives and uses including, but not limited to:
 - 1. Reduction in the number of ingress/egress points through elimination, minimization and/or consolidation of drives and/or curb cuts;
 - 2. Proximity and relation to intersections, specifically with regard to distance from drive(s) to intersection(s);
 - 3. Reduction/elimination of pedestrian/vehicular traffic conflicts;
 - 4. Adequacy of sight distances;
 - 5. Location and access of off-street parking;
 - 6. Location and/or potential use of service drives to access multiple parcels, reducing the number of access points necessary to serve the parcels.
 - (e) Screening shall be provided along all property lines, where council determines such screening is necessary to minimize impact of the use on adjacent properties or uses.
 - (f) The use shall be properly served by utilities.

- (g) The use shall not have an adverse effect on the environment beyond the normal affects of permitted principal uses in the same zoning district and shall not result in an impairment, pollution, and/or destruction of the air, water, and natural resources.
- (h) The use shall be specifically scrutinized for conformance with the performance standards outlined in section 10.509 of this Ordinance.
- (i) The proposed use shall be designed as to location, size, intensity, site layout, and periods of operation to eliminate any possible nuisances which might be noxious to the occupants of any other nearby properties. The use shall not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive smoke, fumes, glare, noise, vibration, odors, and adverse environmental impacts.
- (j) The proposed use does not impose an unreasonable burden upon public services and utilities in relation to the burden imposed by permitted principal uses in the same zoning district.
- (k) The city council may impose conditions in granting special approval that it deems necessary to fulfill the spirit and purpose of this Ordinance. The conditions may include those necessary to ensure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, to protect the natural environment and conserve natural resources and energy, to ensure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner. Conditions imposed shall:
 - 1. Be designed to protect natural resources, the health, safety and welfare, as well as the social and economic well-being of those who will use the land use or activity under consideration, residents and landowners immediately adjacent to the proposed land use or activity, and the community as a whole.
 - 2. Be related to the valid exercise of the police power and purposes that are affected by the proposed use or activity.
 - 3. Be necessary to meet the intent and purpose of the zoning regulations; be related to the standards established in this Ordinance for the land use or activity under consideration (if applicable); and be necessary to ensure compliance with those standards.
 - 4. Provide adequate safeguards as deemed necessary for the protection of the general welfare and individual property rights, and for ensuring that the intent and objectives of this Ordinance will be observed. The breach of any condition, safeguard or requirement, and the failure to correct such breach within 30 days after an order to correct is issued by the city shall be reason for immediate revocation of the special approval. Conditions and requirements stated as a part of special use permit authorizations shall be continuing obligations of the holders of such permits and are binding upon their heirs and assigns and upon any persons taking title to the affected property while such special use permit is in effect.
- (l) The discontinuance of a special use after a specified time may be a condition to the issuance of the permit. Renewal of a special use permit may be granted after a review and determination by the city council that continuing private need and public benefit will be served by such renewal. Renewal applications shall be in accord with standards and requirements in effect at the time that the renewal is requested.

Sec. 10.326 - B-3 Uses Permissible on Special Approval

- (8) Auto washes:
 - (a) When completely enclosed in a building.
 - (b) An attendant must be on duty and on the premises at all times that such auto wash is in operation. All other times, the building must be locked and safely secured.

- (c) The time of operation shall be limited between the hours of 8:00 a.m. and 10:00 p.m.
- (d) All buildings to be used in connection with the auto wash shall be located at least 20 feet away from any right-of-way line.
- (e) Where multiple wash stalls are proposed all auto stacking lanes must be channeled with curbs to each wash stall so as to prevent cross traffic and the minimum stacking space shall be six cars per stall. The minimum amount of stacking space to be provided in all car wash developments shall be equivalent to 20 minutes of full and continuous operation.
- (f) Buildings must be constructed so as to be enclosed on two sides plus doors on the front and rear of each stall, capable of being locked.
- (g) All lights used in connection with auto washes shall be shaded so as not to project upon or become a nuisance to adjacent properties.
- (h) All land used in connection with auto washes is to be paved and drainage provided in accordance with existing ordinances pertaining to parking lots.
- (i) A chainlink-type fence must be constructed so as to enclose the entire property except drives and areas where screen walls are required, two feet along any street, four feet side and back.
- (j) Access points are limited to not more than two 20-foot drives. Such drives are to be a minimum of 50 feet apart and ten feet from the exterior lot lines and 35 feet from any intersection right-of-way lines and shall not be constructed so that ingress and egress shall be through residentially zoned areas. Such access points must have the approval of the Madison Heights Police Department to effect that they will not interfere with vehicular traffic nor will they create a safety hazard.
- (k) No steam hose for public use shall be located upon the premises in connection with such auto wash.
- (l) All blowers shall be turned off when not in use in connection with the operation of the car wash.
- (m) It shall be unlawful for any person, firm or corporation or any agent, servant or employee thereof, who while operating an auto wash, to permit or cause to be permitted upon the premises in which the said business is located, a nuisance, by allowing the health, safety or welfare of the community to be impaired.
- (n) It shall be the duty of the licensee, manager, or person in charge of any auto wash, to keep the premises whereon said auto wash is located, together with the parking area and any adjacent area, free from rubbish, waste products and debris.
- (o) It shall be unlawful for any patron of an auto wash or for any other person while parking on or adjacent to the premises to race the motor of any vehicle, to suddenly start or stop any unseemly noise, nuisance or disturbance which shall impair the peace, health or safety of the community.
- (p) Construction of auto wash buildings shall not be permitted if said construction shall require standing or parking on public rights-of-way in connection with the operation of the auto wash.
- (q) All operations must be carried on within the building area, including but not limited to vacuuming, washing and drying.

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Council for the City of Madison Heights will hold a public hearing on **July 11th, 2022 at 7:30 p.m. in the Training Room at Fire Station #1 located at 31313 Brush Street, Madison Heights, Michigan 48071** to consider the following special approval requests:

Case # PSP 22-06

The applicant, EWM Miller Wash, LLC, requests Special Approval from City Council under Section 10.326 of the Madison Heights Zoning Ordinance for an automated car wash at 29022 Stephenson Highway, PINs 44-25-11-377-016; 44-25-11-377-015; 44-25-11-377-019. The property is currently zoned M-1, Light Industrial. The applicant has concurrently applied to rezone the property to B-3, General Business, under case PRZN 22-02.

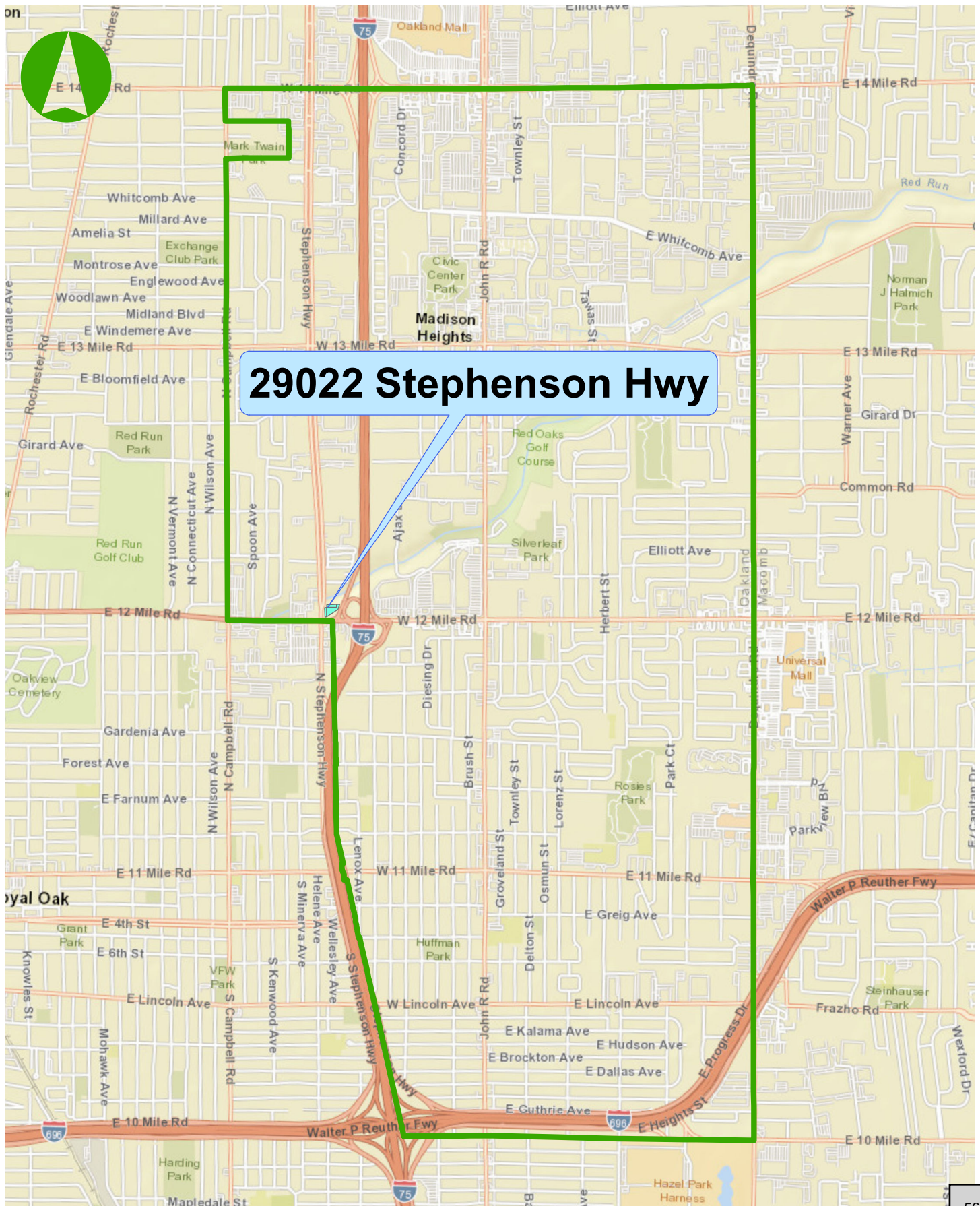
Case # PSP 22-07

The applicant, Hudson Madison II LLC, requests Special Approval from City Council under Section 10.312 of the Madison Heights Zoning Ordinance for a 'rest or convalescent home' at 30171 Dequindre Road, PINs 44-25-12-280-025; -026; and -027. The property is currently zoned R-3, One-Family Residential. The applicant has concurrently applied to rezone the property to R-M, Multiple-Family Residential under case PRZN 22-01.

The applications 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.

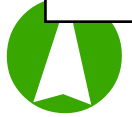
For further information, please contact the Community and Economic Development Department at (248) 583-0831.

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

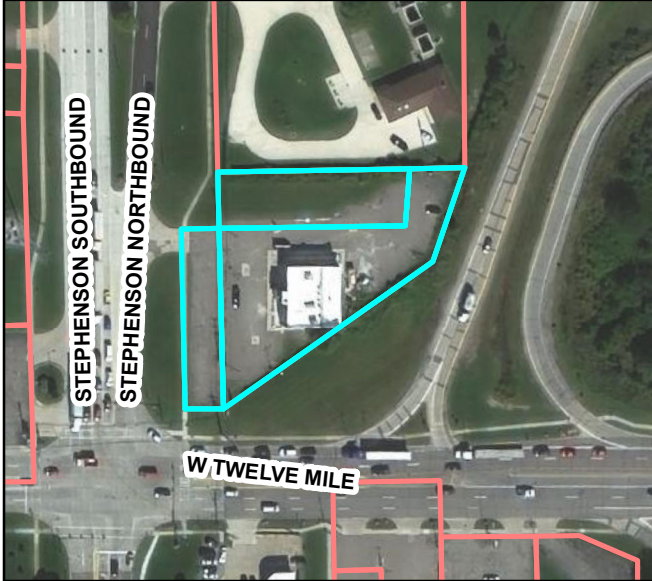


Site Address: 29022 Stephenson Hwy

Click for map

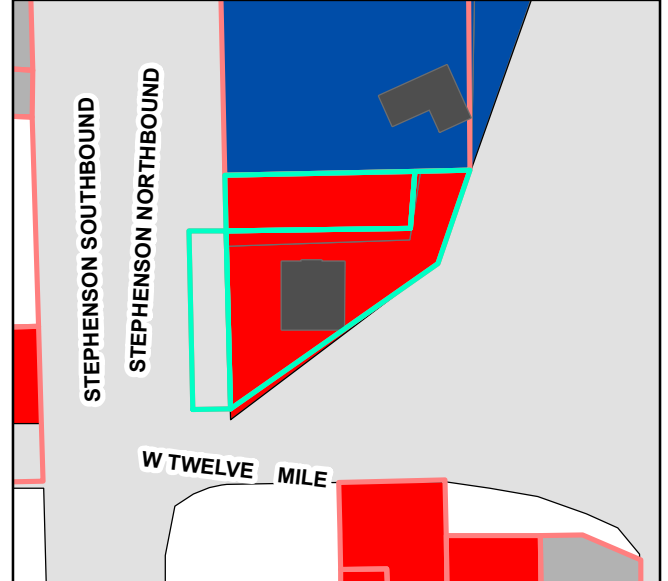


Aerial



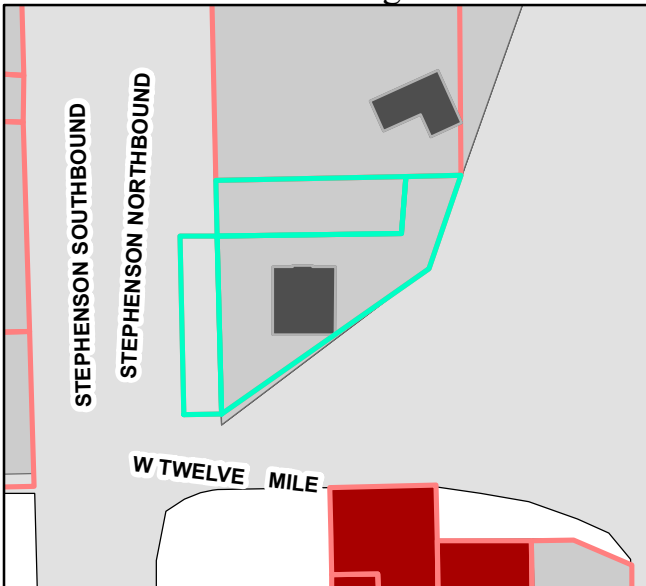
- 29022 Stephenson Hwy
- Parcels

Existing Land Use



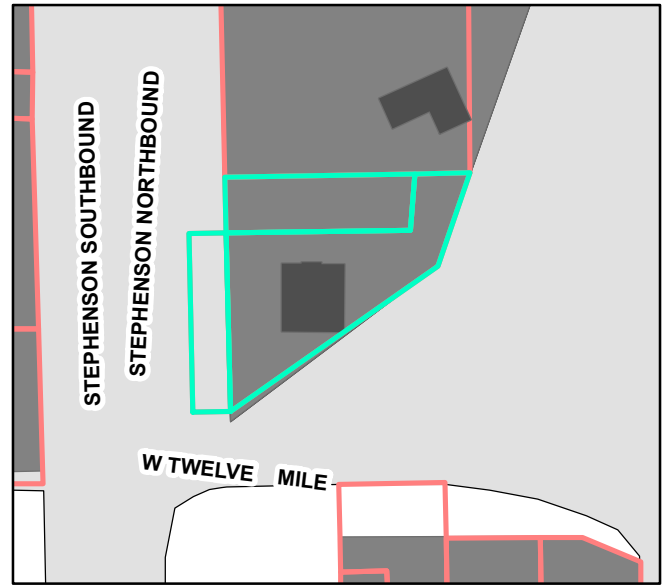
- 29022 Stephenson Hwy
- Parcels
- Buildings
- Vacant
- Single And Two Family
- Office
- Commercial
- Industrial
- Public

Zoning



- 29022 Stephenson Hwy
- Parcels
- Buildings
- B-3 General Business
- M-1 Light Industrial

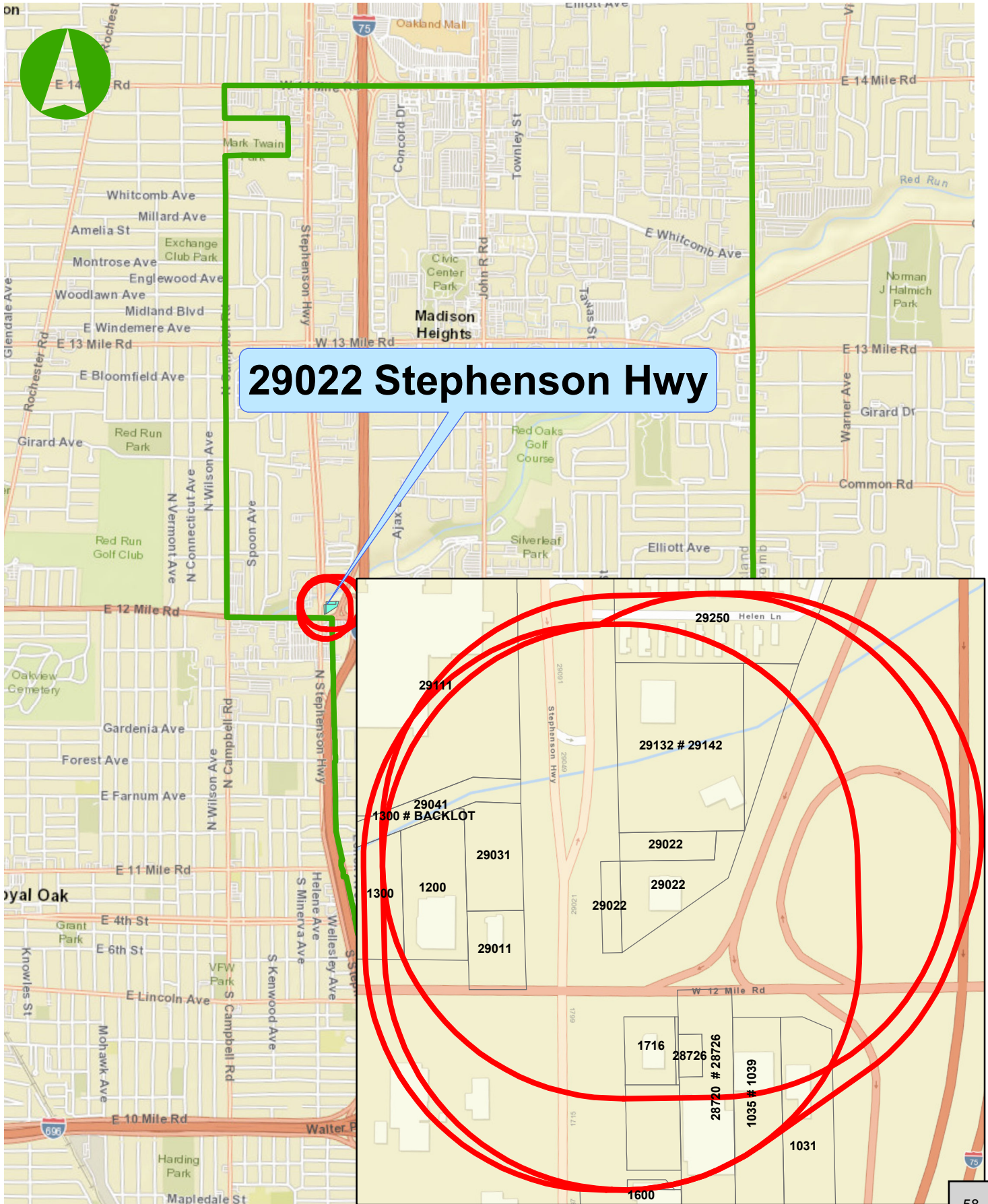
Future Land Use



- 29022 Stephenson Hwy
- Parcels
- Buildings
- Commercial
- Industrial
- Public and Schools
- Recreation
- Conservation
- Mixed Use Innovation
- Single Family
- Multiple Family
- Office

SA CASE: 22 - 06

Buffer 500 Ft





**CITY OF MADISON HEIGHTS
COMMUNITY DEVELOPMENT DEPARTMENT
PETITION FOR USE PERMITTED BY
SPECIAL APPROVAL**

FOR OFFICE USE ONLY		
Request	85P22-006	No.
Date	6/7/22	Filed
Approved	by	CDD
Approved for Hearing: _____		

Item 4.

I (we) the under signed, do hereby apply and petition the City of Madison Heights for a Special Approval Use Permit and provide the following information.

(Application must be typed)

25-11-377-015, 25-11-377-016 and 25-11-377-018

Building Address: 29022 Stephenson Highway

Tax ID No.: 44-25-

APPLICANT INFORMATION

Name: EVM - Main Wash, LLC

Phone No.: 856-371-6223

Fax No.: N/A

Mailing Address: 201 East Ogden Ave, Suite #18-1

City, State, Zip: Hinsdale, IL 60521

(Notices will be mailed to this address)

Driver's License No.: M 460-7686-9040

Date of Birth: 02-17-1969

Interest in Property: Purchaser

BUILDING & BUSINESS INFORMATION

Zoning District: B-3 (PROPOSED) Use Requested Pursuant to Section _____ of the Zoning Ordinance

Explain Requested Use in Detail: Refer to attached

The above referenced parcel is known as: (Lots(s) Acreage Parcel (s)) _____ of _____

Subdivision (if platted lot(s)) and is located on the N SE W (Circle One) side of Stephenson Highway Street/Road between Twelve Mile Street/Road and Helen Ct Street / Road.

Hours of Operation: 7am - 10pm

Property Frontage: 193' Width/Depth: 252'/250' No. of Parking Spaces: 23 Private Lot X Shared Lot _____

No. of Floors: 1 Max. No. of Employees: 3 Male N/A Female N/A No. on Largest Single Shift: 3

No. of Seats for Restaurant or Assembly Uses: N/A Capacity of Waiting Area: N/A

Building: New X or Existing _____ Will Additions or Alterations to the Building be Required? Demo

Explain: Existing building will be demolished for proposed construction of new express carwash

Describe Any Other Site Improvements to be Made: Construct new express car wash along with automated paystations, free vacuums, and other hardscape and landscape improvements

Building Owner Name: Sokol and Angjelina Ndrejaj Phone No.: _____ Fax No.: _____

Mailing Address: 29022 Stephenson Highway

City: Madison Heights

Zip: 48071

(Notices will be mailed to this address)

Note: All blanks and boxes above must be completed. Use N/A where appropriate.

CONTINUED ON REVERSE SIDE



**PETITION FOR USE PERMITTED BY
SPECIAL APPROVAL (Continued)**

Include one (1) copies of a site plan, no larger than 11 x 17 inches, which meets the requirements of Section 10.514 of the Zoning Ordinance of Madison Heights and the required seven hundred and fifty dollar fee (\$750.00) plus a site plan application.

This petition / application must be signed by both the Owner in Fee of the property and the Applicant prior to submittal. Applicant(s) and property owner(s) hereby consent to city staff, board and commission members, and contractors to access the property for purposes of evaluating the site for the requested action(s).

FOR THE OWNER:

Signature [Signature]
Printed Sokol Ndrejaj Name
Date _____

NOTARY:

On this 18 day of April, 2022

Before me personally appeared

Sokol Ndrejaj to me known to be the person who executed the forgoing instrument, and acknowledged that he executed the same as his free act and deed.

Notary's Signature [Signature]

Notary's Printed Name PETER ABBO
Notary public, State of MICHIGAN
County of OAKLAND
**NOTARY PUBLIC - MICHIGAN
OAKLAND COUNTY
ACTING IN THE COUNTY OF Oakland
MY COMMISSION EXPIRES MAR. 20, 2027**

My commission expires _____

Acting in the County of _____

FOR THE APPLICANT IF NOT THE OWNER:

Signature [Signature]
Printed Robert Miller Name
Date 4.14.22

NOTARY:

On this 14 day of April, 2022

Before me personally appeared Robert Miller to me known to be the person who executed the forgoing instrument, and

acknowledged that he executed the same as his free act and deed.

Notary's Signature [Signature]

Notary's Printed Name Heather O'Bryan
Notary public, State of Illinois
County of DuPage

My commission expires 4.29.25

Acting in the County of DuPage

OFFICE USE ONLY

\$750.00 Fee Paid _____ Receipt Number _____ By _____ Date: _____

One Site Plan Attached no larger than 11 x 17 inches ☐ Yes ☐ No

Site Plan Application: _____ Date: _____

Copies to C.D.D. _____

Notices Mailed to Properties Within 500 Feet _____

Council Action _____

Meeting Date _____

**ADDENDUM IN SUPPORT OF
PETITION FOR USE PERMITTED BY SPECIAL APPROVAL
CITY OF MADISON HEIGHTS, MICHIGAN**

**Applicant: EWM-Miller Wash, LLC
Parcel ID No.: 25-11-377-015, -016, -019
Date: May 10, 2022**

Applicant proposes to construct a modern automatic express car wash on the Property, which is a Use Permissible on Special Approval in the B-3 General Business district (§10-326(8)). Applicant submits this Addendum in Support of Petition for Use Permitted by Special Approval for Special Approval to use the above subject property ("Property") for such purpose. Section 10.201(4) of the City's Zoning Ordinance sets forth the review standards and criteria for City Council to consider in reviewing Special Approval Petitions. The Applicant believes it meets these review standards and criteria as follows:

- A. Site plans submitted for special approval uses shall be prepared in conformance with and contain all information as outlined in Section 10.514. Site Plan Review.

Response – Applicant believes its site plan submitted meets the above requirements.

- B. All design standards or criteria imposed on specific special approval uses elsewhere in this Ordinance shall be met.

Response – Section 10.326(8), which provides specific design standards for automatic car washes, most of which the Applicant meets. However, this section requires that (i) the building be at least 20 feet away from the right-of-way (Subsection (c)), and (ii) the vacuums must occur within the building area. The site plan shows that the building is only 10 feet from the south property line, however there is a large MDOT open space in this area that is not being used for road purposes and provides buffering from Twelve Mile Road and I-75, which Applicant believes is sufficient to meet the intent of the set back requirement. The vacuums will be free to the public, and will be located outdoors, as is typical with most car wash facilities. The Applicant will seek variances from the City's Zoning Board of Appeals for these two matters.

- C. The use shall be designed and located so that it is compatible with the surrounding properties, neighborhood and vicinity. At a minimum, this shall include:
1. Location of use(s) on site;
 2. Height of all improvements and structures;
 3. Adjacent conforming land uses;
 4. Need for proposed use in specified areas of the city;
 5. Conformance with future land use plans for the area as adopted by the planning commission; and
 6. Compatibility with the permitted principal uses allowed in the zoning district where the special approval use is requested.

Response –

1. The configuration of the drives, building and vacuum areas lays out efficiently on this irregular-shaped Property.
 2. The building height of 30 feet is not inconsistent with many of the commercial buildings along the Twelve Mile corridor.
 3. The proposed use is consistent with the surrounding commercial uses, some of which conform to the existing zoning district, with others being located on industrial-zoned parcels which are likely to convert to commercially zoned parcels if the Master Plan is updated to reflect such future land uses.
 4. There are no automatic car washes in this area of the City; they are almost all located on the John R corridor. This location, with vehicles entering/exiting I-75 next door, is ideally situated for those consumers who live or work in the area.
 5. The requested rezoning to B-3, while not consistent with the current Future Land Use Map of the City, would likely be updated in the impending City Master Plan update process to reflect that the Twelve Mile corridor has been converting from industrial to commercial uses over time. There is a likelihood that Future Land Use Map could be updated in this process to change the designation of these Twelve Mile frontage properties to commercial use.
 6. The automatic express car wash would be consistent with other uses in the B-3 district, and help fulfil the commercial needs of the consumer in this area.
- D. Ingress/Egress to the use shall be controlled to assure maximum vehicular and pedestrian safety, convenience and minimum traffic impact on adjacent roads, drives and uses including, but not limited to:
1. Reduction in the number of ingress/egress points through elimination, minimization and/or consolidation of drives and/or curb cuts;
 2. Proximity and relation to intersections, specifically with regard to distance from drive(s) to intersection(s);
 3. Reduction/elimination of pedestrian vehicular traffic conflicts;
 4. Adequacy of sight distances;
 5. Location and access of off-street parking;
 6. Location and/or potential use of service drives to access multiple parcels, reducing the number of access points necessary to serve the parcels.

Response –

1. The site will only have a single ingress/egress driveway to Stephenson Highway.
2. The driveway will be located almost as far a possible from the intersection of Twelve Mile Road and will be a considerable distance from the Water Resources Commission drive to the north. Further, the divided highway begins in this area, increasing safety of turning movements.
3. There will only be a single driveway, and the one-way traffic flow on-site will help to minimize any conflicts between vehicles and pedestrians.
4. The site is very open, so visibility should be good, both entering and existing the site and within the site itself.

5. Off-street parking is located in the middle of the site, by the building, which will primarily be used to access the vacuums. Very little parking is required or needed for an automatic car wash, which by definition has customers remaining in their vehicles except for vacuum use.
6. Not applicable.

- E. Screening shall be provided along all property lines, where Council determines such screening is necessary to minimize impact of the use on adjacent properties or uses.

Response – In this commercial corridor, screening is not likely necessary, since the adjacent uses are primarily commercial, and the site is surrounded by roads on 3 sides. The Landscape Plan submitted shows that Applicant is maximizing the landscape plantings on the site, providing additional trees, shrubs, perennials and ornamental grasses at the perimeter and within the site that exceed Ordinance requirements.

- F. The use shall be properly served by utilities.

Response – The Property is currently serviced by all required utilities.

- G. The use shall not have an adverse effect on the environment beyond the normal effects of permitted principal uses in the same zoning district and shall not result in an impairment, pollution, and/or destruction of the air, water, and natural resources.

Response – As discussed above, the Twelve Mile corridor has several commercial uses that would be permitted in the B-3 district. There is currently a restaurant operating on the Property, so the impact of the automatic car wash should not impair, pollute or destroy air or water quality. Further, there are no natural resources located on the Property to impair.

- H. The use shall be specifically scrutinized for conformance with the performance standards outlined in Section 10.509 of this ordinance.

Response - Very few of the Section 10.509 standards apply to the proposed use. With respect to waste discharge, through the site plan process the Applicant would provide for the treatment of any waste water from vehicle washing as required by City ordinances.

- I. The proposed use shall be designed as to location, size, intensity, site layout, and periods of operation to eliminate any possible nuisances which might be noxious to the occupants of any other nearby properties. The use shall not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive smoke, fumes, glare, noise, vibration, odors and adverse environmental impacts.

Response – The Applicant does not believe that the proposed use would create any possible nuisances to neighboring properties. There are primarily commercial uses in the area, and the property is surrounded by roads on the east, south and west sides, with the Water Resources Commission facility to the north. Additionally, the Applicant employs best management practices with its modern car wash facility to minimize any adverse impacts to the development.

- J. The proposed use does not impose an unreasonable burden upon public services and utilities in relation to the burden imposed by permitted principal uses in the same zoning district.

Response – All public utilities are available to service the Property, and are currently present to serve the restaurant now operating on the Property. Since the proposed use is a drive-through facility (except for vacuum use), it is not anticipated to have any impact on public transportation or emergency medical services. Traffic is also managed by a single driveway on Stephenson Highway as far away as possible from the intersection.

Drawing name: K:\GIS\DEV\190125007_Cosmos\7. Preliminary Engineering\COVER SHEET.dwg Layout1 Apr. 14, 2022 10:35am by: Sarah.Streit
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PRELIMINARY ENGINEERING

COSMOS CAR WASH

29022 STEPHENSON HWY

CITY OF MADISON HEIGHTS, OAKLAND COUNTY, MI 48071

UTILITY AND GOVERNING AGENCY CONTACTS

BUILDING DEPARTMENT
MADISON HEIGHTS BUILDING DEPARTMENT
300 W 13 MILE ROAD
MADISON HEIGHTS, MI 48071
TEL: (248) 583-0831

ENGINEERING DEPARTMENT
MADISON HEIGHTS ENGINEERING DIVISION
46777 WOODWARD AVE
PONTIAC, MI 48342
TEL: (248) 332-7931

SANITARY SEWER SERVICE
MADISON HEIGHTS WATER AND SEWER DIVISION
801 AJAX DRIVE
MADISON HEIGHTS, 48071
CONTACT: CHRIS WOODWARD
TEL: (248) 589-2294

STORM SEWER SERVICE
MADISON HEIGHTS DEPARTMENT OF PUBLIC SERVICES
801 AJAX DRIVE
MADISON HEIGHTS, 48071
CONTACT: COREY ALMAS
TEL: (248) 589-2294

WATER SERVICE
MADISON HEIGHTS WATER AND SEWER DIVISION
801 AJAX DRIVE
MADISON HEIGHTS, 48071
CONTACT: CHRIS WOODWARD
TEL: (248) 589-2294

PROJECT TEAM

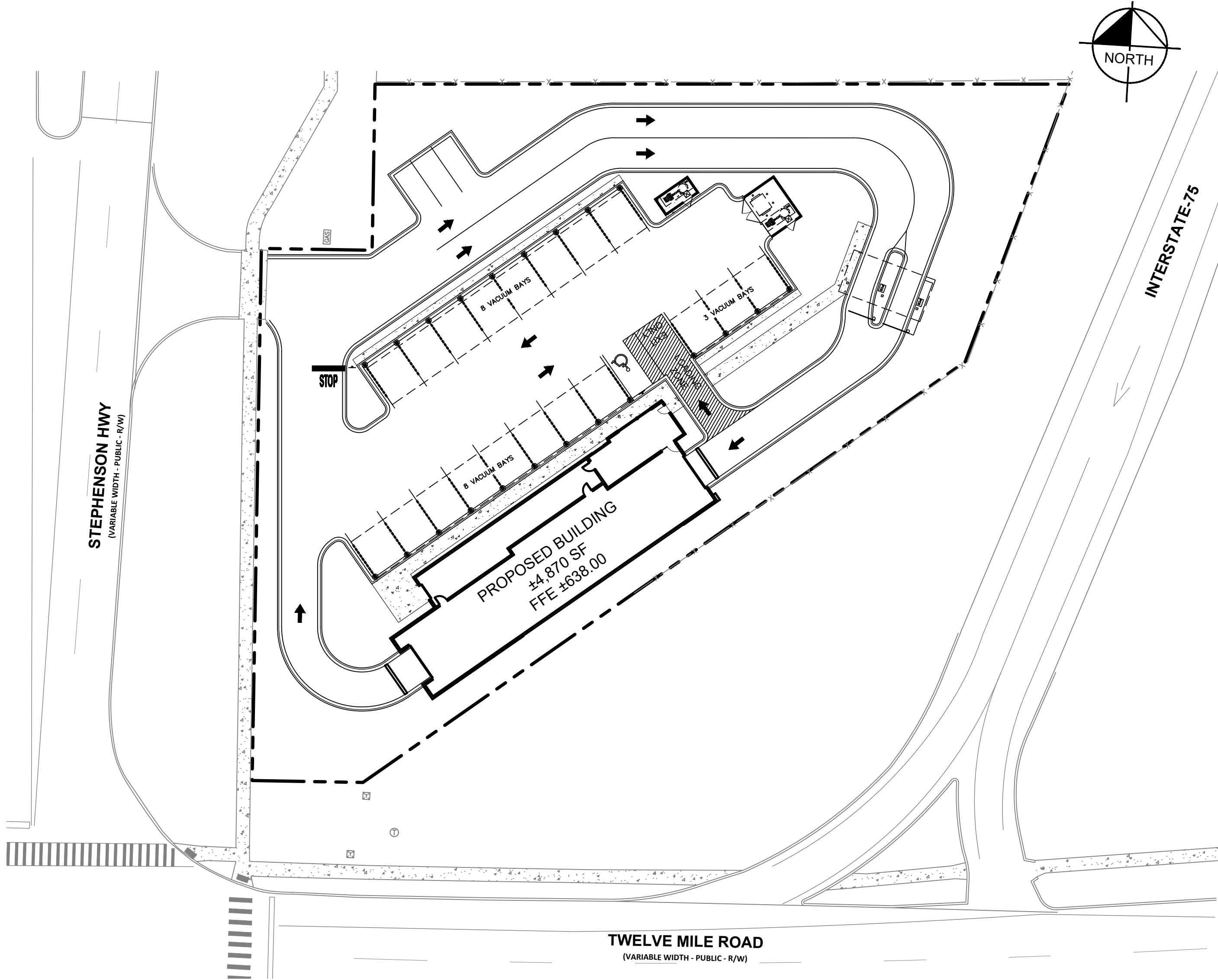
DEVELOPER
DEVELOPMENT MANAGEMENT ASSOCIATES, LLC
410 NORTH MICHIGAN AVENUE
SUITE 1000
CHICAGO, IL 60611
TEL: (312)640-2000
CONTACT: JON PELLEGRENE

FUTURE OWNER
EWM-MILLER WASH, LLC
450 WEST 17TH STREET
NEW YORK, NY 10011
CONTACT: DAN ORICHOWSKYJ

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
3911 SIX MILE ROAD
LIVONIA, MI 48152
TEL: (614) 454-6697
EMAIL: DERIK.LEARY@KIMLEY-HORN.COM
CONTACT: DERIK LEARY, P.E.

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC
4201 WINFIELD ROAD
SUITE 600
WARRNVILLE, IL 60555
TEL: (331) 481-7338
CONTACT: AMANDA FOLTA

SURVEYOR
MONUMENT ENGINEERING GROUP ASSOCIATES, INC.
298 VETERANS DRIVE
FOWLERSVILLE, MI 48836
TEL: (517) 223-3512



INDEX MAP

1"=30'

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
V1.0	SURVEY (BY OTHERS)
V1.1	SURVEY (BY OTHERS)
C1.0	SITE PLAN
C2.0	UTILITY PLAN
C3.0	GRADING PLAN
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS

BENCHMARKS

SITE BENCHMARKS: DATUM NAVD88
(LOCATIONS SHOWN ON SURVEY)

BM A: TOP OF SOUTHEAST ANCHOR BOLT OF LIGHT POLE,
324'± NORTH OF CENTERLINE TWELVE MILE ROAD & 48'±
EAST OF CENTERLINE STEPHENSON HIGHWAY.
ELEVATION=636.75

BM B: TOP OF NORTHEAST ANCHOR BOLT OF LIGHT POLE,
54'± NORTH OF CENTERLINE TWELVE MILE ROAD & 51'±
EAST OF CENTERLINE STEPHENSON HIGHWAY.
ELEVATION=639.21



COSMOS CAR WASH
29022 STEPHENSON HWY
CITY OF MADISON HEIGHTS, OAKLAND COUNTY, MICHIGAN

ORIGINAL ISSUE:
4/15/2022
KHA PROJECT NO.
190125007
SHEET NUMBER

C0.0



COVER SHEET

NOT FOR
CONSTRUCTION

SCALE:
AS NOTED

DESIGNED BY: SRS

DRAWN BY: SRS

CHECKED BY: DDL

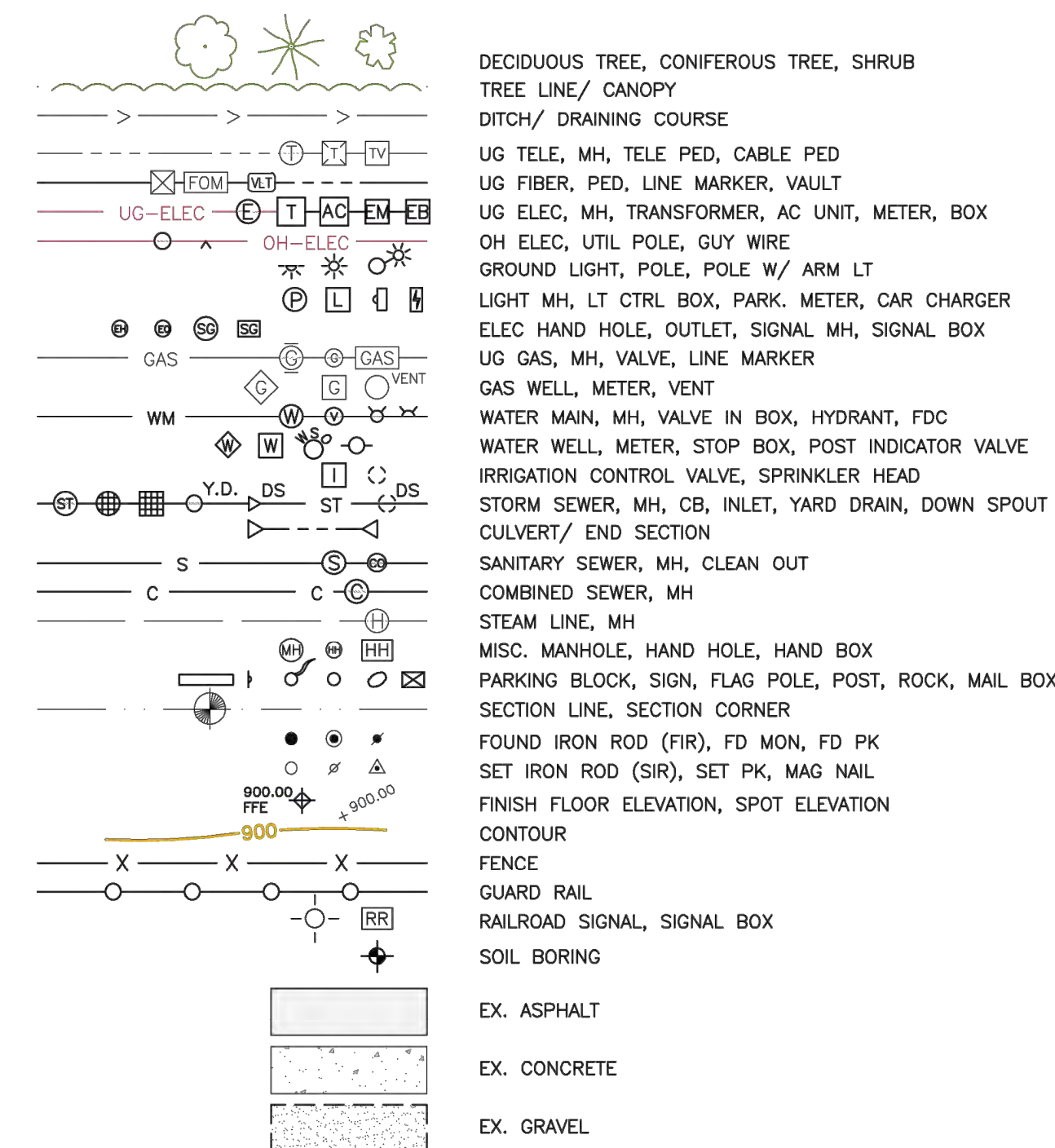
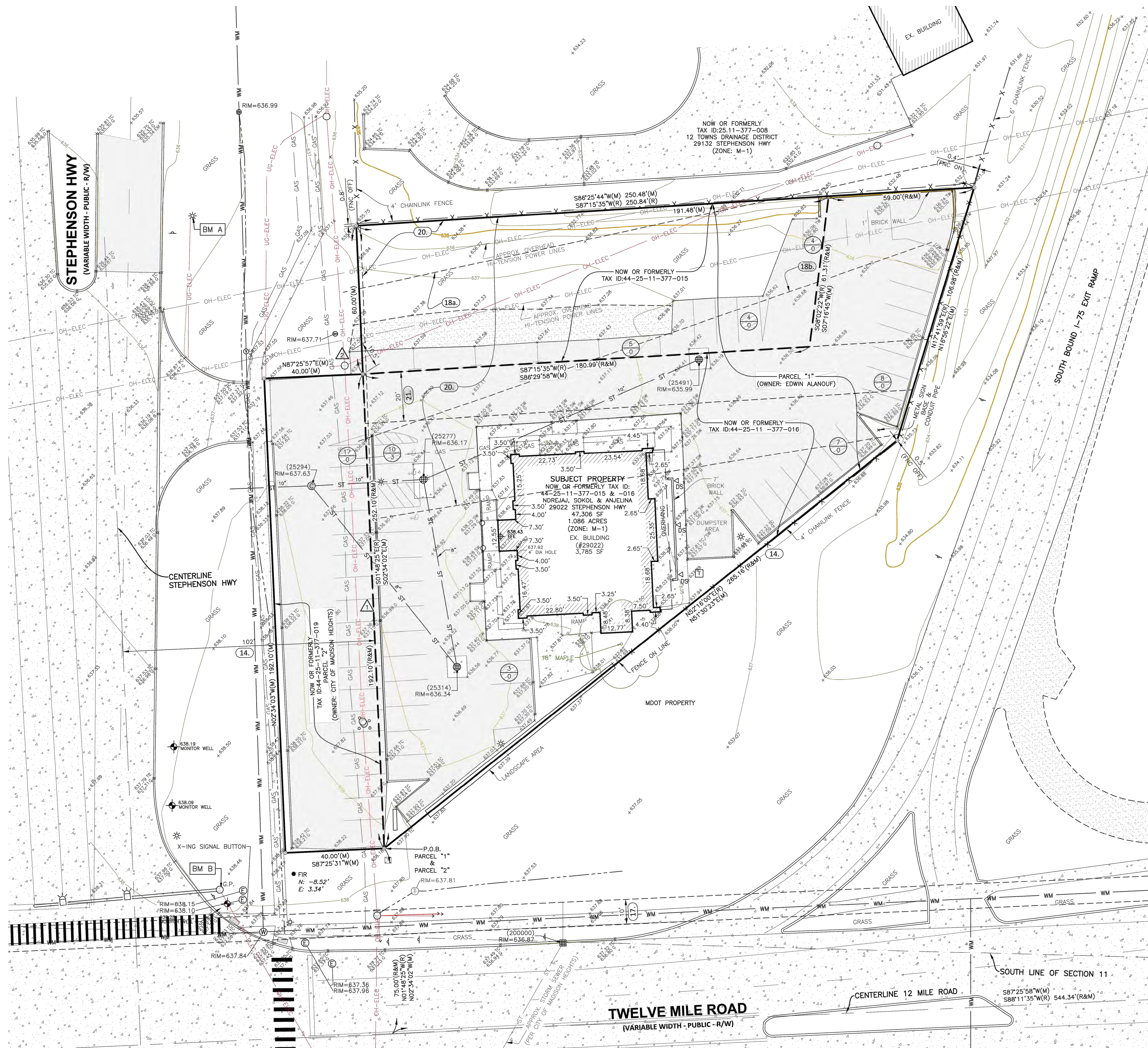
Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
3911 SIX MILE ROAD
LIVONIA, MI 48152
WWW.KIMLEY-HORN.COM

Item 4.

DATE

REVISIONS

No.



DATUM: NAVD88

BM A:
TOP OF SOUTHEAST ANCHOR BOLT OF LIGHT POLE, 324'± NORTH OF CENTERLINE TWELVE MILE ROAD & 48'± EAST OF CENTERLINE STEPHENSON HIGHWAY.
ELEV = 636.75

BM B:
TOP OF NORTHEAST ANCHOR BOLT OF LIGHT POLE, 54'± NORTH OF CENTERLINE TWELVE MILE ROAD & 51'± EAST OF CENTERLINE STEPHENSON HIGHWAY.
ELEV = 639.21

AT THE TIME OF THIS SURVEY, EVIDENCE WAS OBSERVED OF POTENTIAL ENCROACHMENTS. OTHER ENCROACHMENTS MAY OR MAY NOT STILL EXIST ON OR OFF THE SUBJECT PROPERTY.

THE FOLLOWING OBSERVATIONS WERE MADE AT THE TIME OF SURVEY:

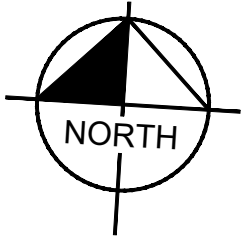
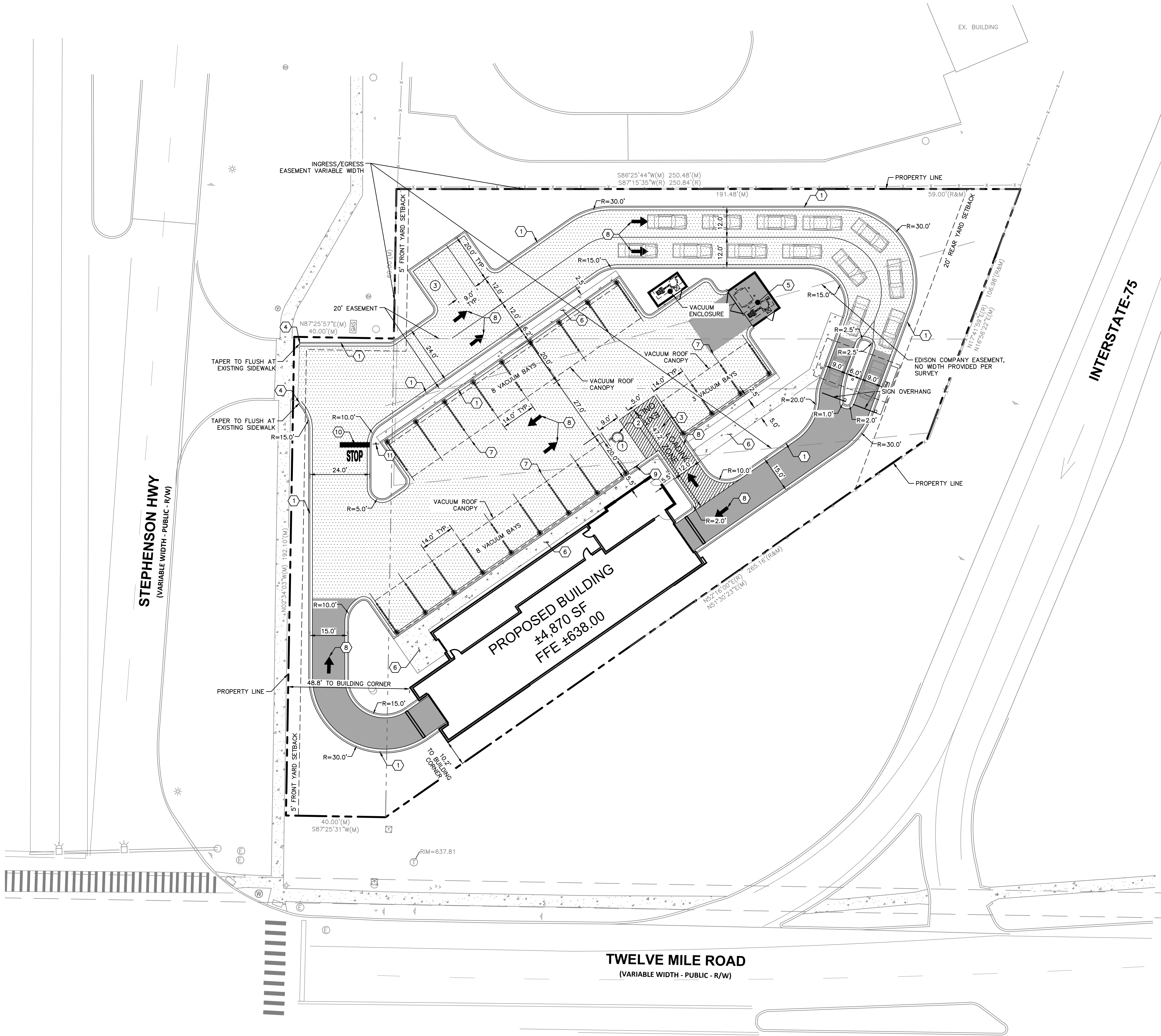
- 1 PAVING AND PARKING FOR PARCEL "1" LIES ON TO PARCEL "2".
- 2 CORNER OF PARKING LOT LIES UP TO 10.5' OFF THE PARCEL.

EX. STORM SEWER		
STRUCTURE	RIM ELEV.	PIPES
(25277) CBR	636.17	10" W IE= 626.15 10" NE IE= 626.16 8" S IE= 630.29
(25294) COMH	637.63	10" W IE= 625.24 10" E IE= 625.26 8" SE IE= 625.88
(25314) CBR	636.34	NO PIPES OBSERVED SEDIMENT = 633.14
(25491) CBR	635.99	10" SW IE= 631.71
(200000) CBS	636.87	NOT INVENTORIED AT TIME OF SURVEY

EX. STORM SEWER		
STRUCTURE	RIM ELEV.	PIPES
(25277) CBR	636.17	10" W IE= 626.15 10" NE IE= 626.16 8" S IE= 630.29
(25294) COMH	637.63	10" W IE= 625.24 10" E IE= 625.26 8" SE IE= 625.88
(25314) CBR	636.34	NO PIPES OBSERVED SEDIMENT =633.14
(25491) CBR	635.99	10" SW IE= 631.71
(200000) CBS	636.87	NOT INVENTORIED AT TIME OF SURVEY

S 1/4 COR.
SEC. 11
T1N-R11E
J-05
(L.17933-P.78)

Drawing name: K:\GIS_DEV\190125007_Cosmos\7_Madison Heights\2_Design\CAD\Drawings\PRELIMINARY ENGINEERING\SITE PLAN.dwg Layout1 Apr. 14, 2022 10:43am by: Sarah Strahl
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GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII NOT DIMENSIONED ON THIS PLAN SHALL BE 2'-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

SITE LEGEND

- STANDARD DUTY ASPHALT PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- 6" CONCRETE CURB AND GUTTER
- EASEMENT LINE
- PROPERTY LINE
- ACCESSIBLE PARKING MARKING

SITE DATA TABLE

CURRENT ZONING: LIGHT INDUSTRIAL (M-1)		
REZONING: GENERAL BUSINESS (B-3)		
	REQUIRED	PROVIDED
BUILDING SETBACKS		
FRONTAGE: (STEPHENSON HWY)	5 Ft	49 Ft
SIDE: (NORTH)	0 Ft	114 Ft
SIDE: (SOUTH)	0 Ft	10 Ft
REAR: (INTERSTATE 75)	30 Ft	66 Ft
PARKING SETBACKS		
FRONT: (STEPHENSON HWY)	5 Ft	15 Ft
ADA SPACES		
	1	1
PARKING		
1 SPACE PER EMPLOYEE		
STANDARD SPACES (90°)	2	3

SITE DATA TABLE

TOTAL LOT AREA	1.09 AC
TOTAL AREA DISTURBED	1.09 AC
EXISTING IMPERVIOUS AREA	0.85 AC
PROPOSED IMPERVIOUS AREA	0.98 AC

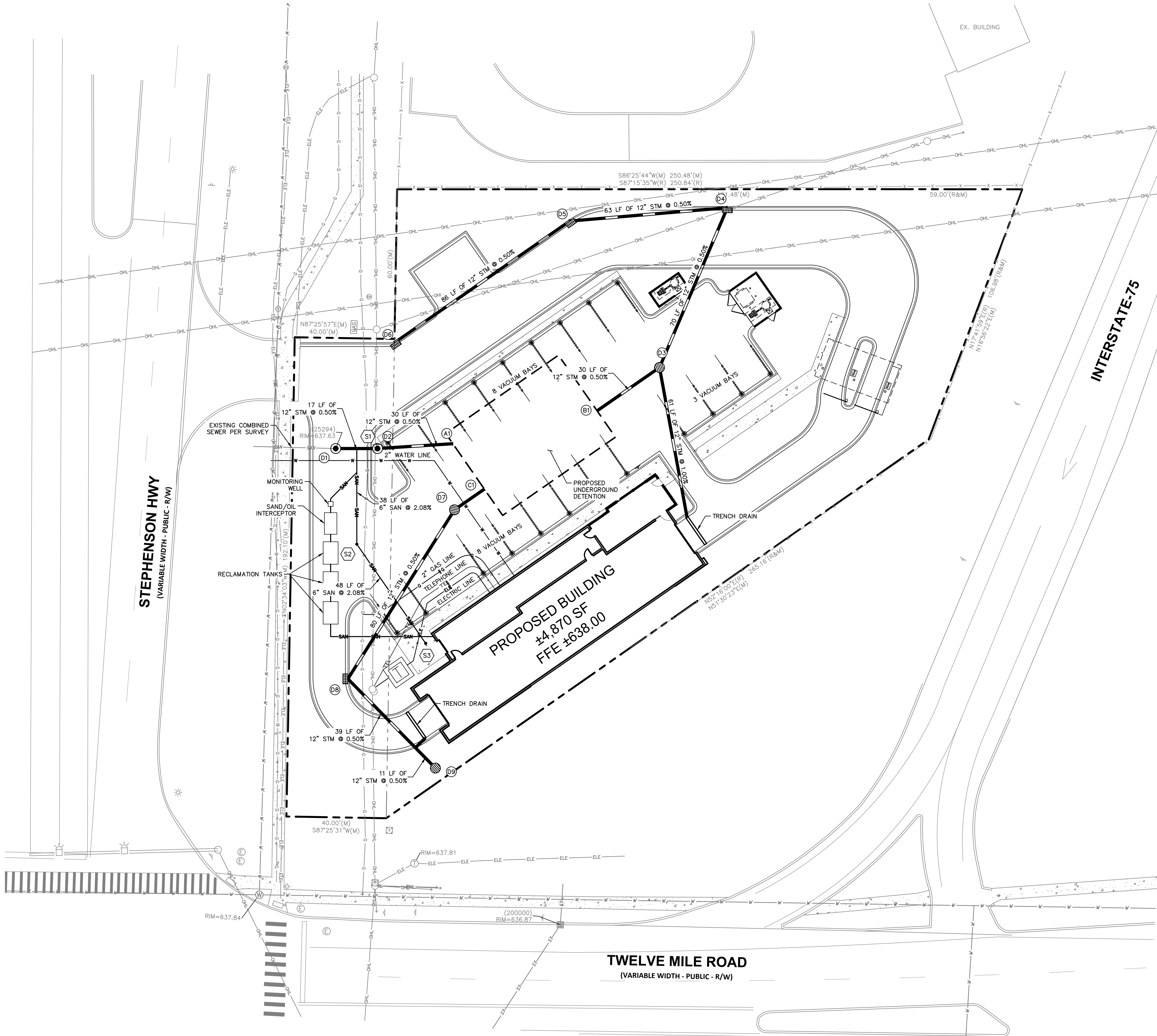
KEY NOTES

- 1 6" CURB AND GUTTER, TYP.
- 2 ACCESSIBLE PAVEMENT MARKINGS, TYP.
- 3 4" WIDE PAINTED SOLID LINE, TYP.
- 4 CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
- 5 TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
- 6 CONCRETE SIDEWALK, TYP.
- 7 VACUUMS TYP.
- 8 DIRECTIONAL PAVEMENT MARKINGS
- 9 ACCESSIBLE PARKING SIGN
- 10 24" WIDE STOP BAR
- 11 STOP SIGN (MUTCD R1-1)

Item 4.	DATE
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SCALE:	AS NOTED
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SITE PLAN	
COSMOS CAR WASH 29022 STEPHENSON HWY CITY OF MADISON HEIGHTS, OAKLAND COUNTY, MICHIGAN	
ORIGINAL ISSUE: 4/15/2022	
KHA PROJECT NO. 190125007	
SHEET NUMBER	
C1.0	

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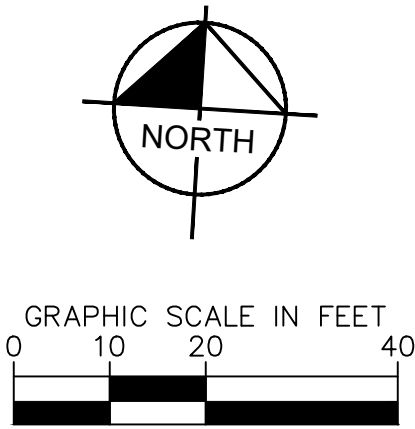
UTILITY LEGEND

	EX. WATER LINE
	EX. HYDRANT
	EX. WATER VALVE
	EX. WATER METER AND STOP BOX
	EX. SANITARY SEWER LINE
	EX. SANITARY SEWER MANHOLE
	EX. STORM DRAIN LINE
	EX. STORM MANHOLE
	EX. STORM STRUCTURE/INLET
	EX. GAS LINE
	EX. GAS METER
	EX. UNDERGROUND ELECTRIC LINE
	EX. OVERHEAD ELECTRIC LINE
	EX. TELEPHONE LINE
	EX. TELEPHONE POLE
	EX. LIGHT POLE
	EX. ELECTRIC STRUCTURE
	PROPOSED UNDERGROUND ELECTRIC LINE
	GAS LINE (BY GAS COMPANY)
	PROPOSED PHONE LINE
	PROPOSED STORM SEWER LINE
	PROPOSED INLET STORM STRUCTURE
	PROPOSED CLOSED LID STORM STRUCTURE
	PROPOSED OPEN LID CURB STRUCTURE
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
	PROPOSED WATER LINE
	PROPOSED TRANSFORMER

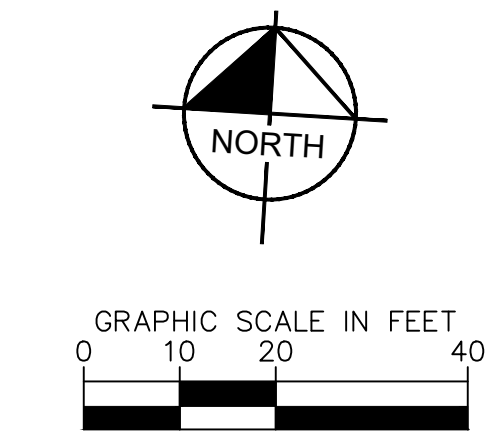
UTILITY NOTES

GENERAL UTILITY NOTES

- ALL WATER LINES $\geq 3"$ SHALL BE DUCTILE IRON PIPE, CLASS 52.
- ALL SANITARY SEWER LINES SHALL BE PVC MEETING ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN. THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 42" MINIMUM COVER.
- CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
- ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
- CONTRACTOR TO CALL 811 TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
- PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/ DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE CITY OF MADISON HEIGHTS SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
- CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
- CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
- ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
- SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
- LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
- SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.
- STORMWATER FACILITIES MUST BE FUNCTIONAL BEFORE BUILDING CONSTRUCTION BEGINS.



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UTILITY PLAN	
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ORIGINAL ISSUE: 4/15/2022	
KHA PROJECT NO. 190125007	
SHEET NUMBER	
C2.0	
69	



- ### GRADING NOTES
- CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
 - ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
 - ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
 - NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
 - MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
 - MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
 - WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
 - MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

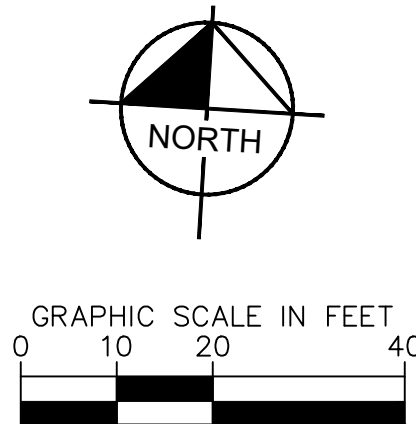
GRADING LEGEND	
—XXX—	PROPOSED CONTOUR
- - -XXX- - -	EXISTING CONTOUR
—RIDGE—	RIDGE LINE
↖	FLOW DIRECTION

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GRADING PLAN	
COSMOS CAR WASH 29022 STEPHENSON HWY CITY OF MADISON HEIGHTS, OAKLAND COUNTY, MICHIGAN	
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C3.0	
70	



PROPOSED BUILDING
±4,870 SF
FFE ±638.00

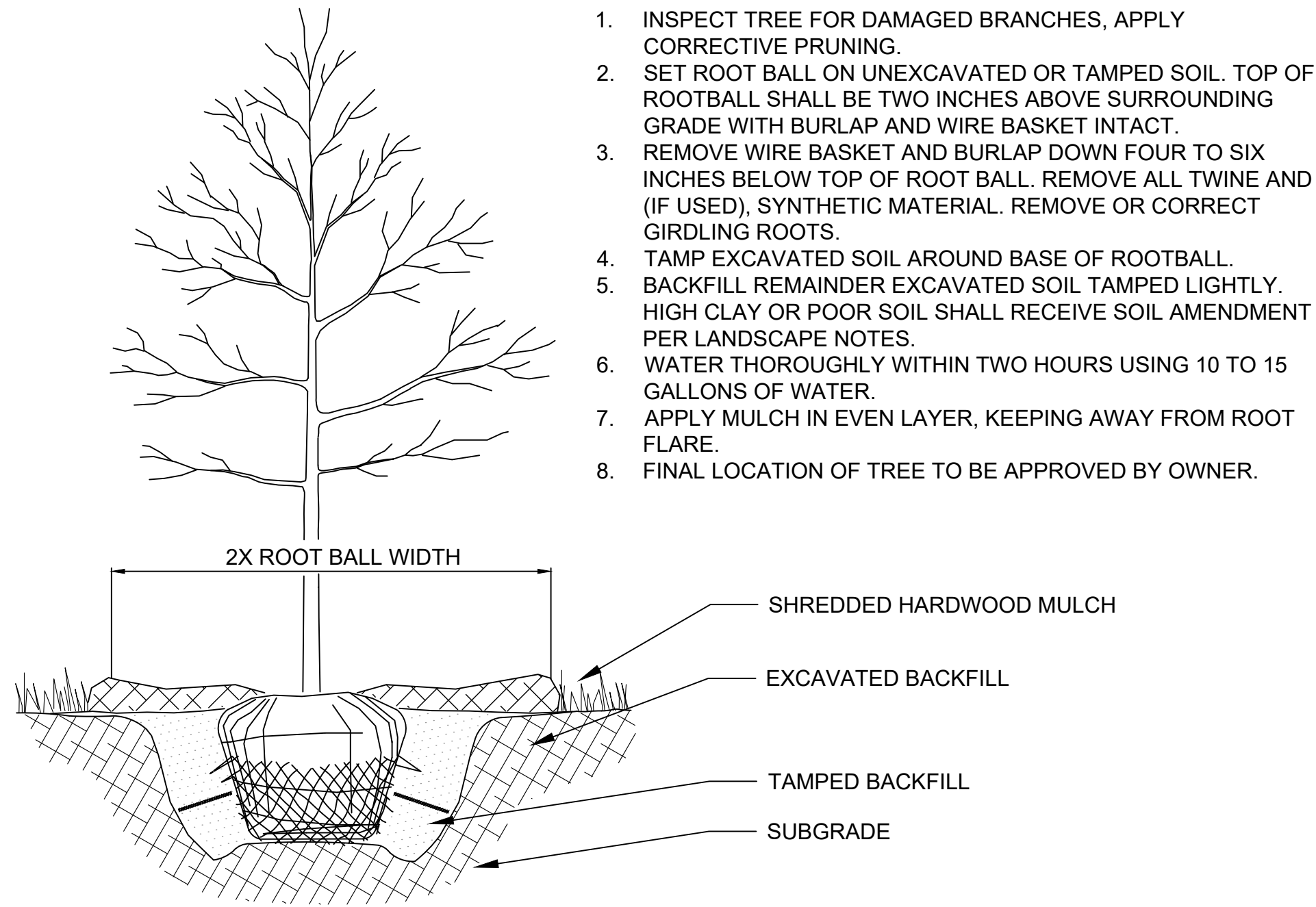
TWELVE MILE ROAD
(VARIABLE WIDTH - PUBLIC - R/W)



*NOTE – ORNAMENTAL TREES PROVIDED UNDER OVERHEAD POWERLINES IN LIEU OF LARGE CANOPY TREES.

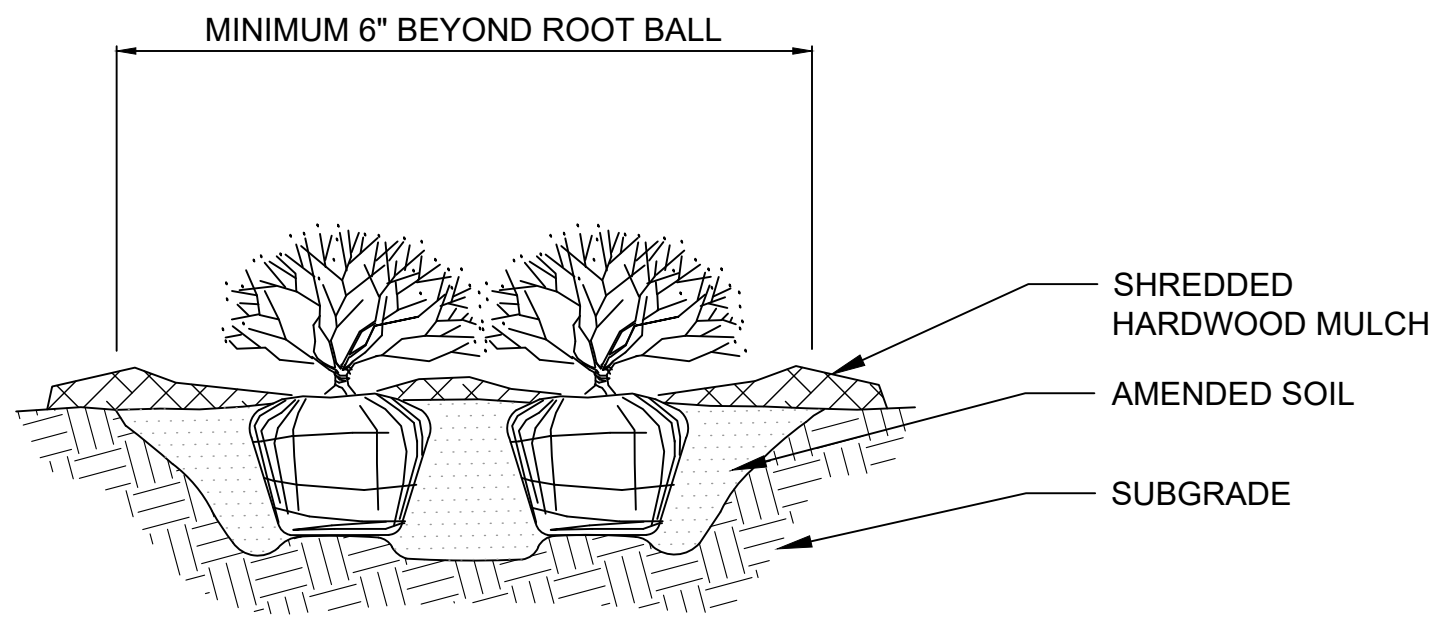
Drawing name: K:\GLS_DEV\190125007_Cosmos\7_Preliminary Engineering\LANDSCAPE PLAN.dwg Layout: (2) Apr 14, 2022 10:43am by: Sarah Strahl

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1 TREE PLANTING

NTS

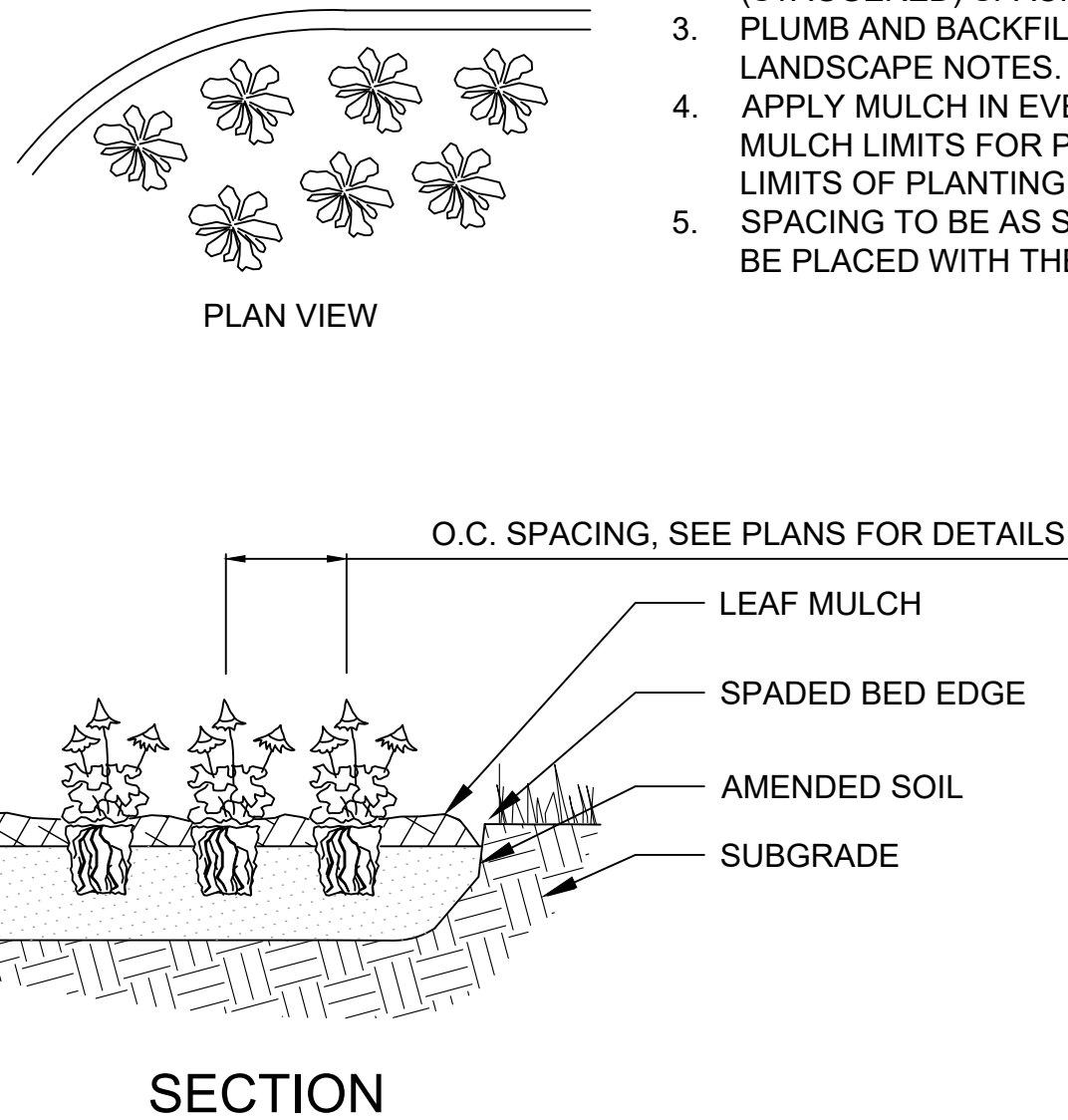


NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

2 SHRUB PLANTING

NTS



3 PERENNIAL PLANTING

NTS

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
4. ALL NURSERY STOCK SHALL BE WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. DECIDUOUS TREES SHALL BE FREE OF FRESH SCARS. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS A PART OF THIS CONTRACT.
5. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
6. AMENDED SOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
7. PLANTING AREA SOIL SHALL BE AMENDED WITH 25% SPHANGUM PEATMOSS, 5% HUMUS AND 65% PULVERIZED SOIL FOR ALL SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS. AMENDED TURF AREA SOIL SHALL BE STANDARD TOPSOIL.
8. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
9. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
10. WEED FABRIC SHALL ONLY BE APPLIED UNDER DECORATIVE STONE APPLICATIONS.
11. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
12. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
13. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
14. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
15. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.
16. SITE SHALL BE 100 PERCENT READY FOR LANDSCAPE INSTALLATION PRIOR TO START. LANDSCAPE CONTRACTOR WILL MAKE A SITE VISIT THE WEEK PRIOR TO SCHEDULED INSTALL TO CONFIRM THAT THE SITE IS COMPLETE AND READY FOR LANDSCAPE INSTALLATION.
17. LANDSCAPE CONTRACTOR WILL PERFORM FINAL FINE GRADING OF SITE'S TOP 4 INCHES OF LANDSCAPE AREA PRIOR TO SOD INSTALLATION. ALL OTHER SITE ROUGH GRADING SHALL BE PERFORMED BY GENERAL CONTRACTOR PRIOR TO LANDSCAPE INSTALLATION.
18. GENERAL CONTRACTOR IS TO REMOVE ALL DEBRIS (INCLUDING BUT NOT LIMITED TOO; CONCRETE DEBRIS, TRASH, AND WOOD FORMS) FROM LANDSCAPE AREAS PRIOR TO LANDSCAPE INSTALLATION.
19. LANDSCAPE CONTRACTOR SHALL REMOVE ALL TRASH AND MATERIALS RELATED TO LANDSCAPE INSTALLATION AND PERFORM PRESSURE WASHING OF ANY DISTURBED AREAS DUE TO LANDSCAPE INSTALLATION. SITE TO BE BLOWN CLEAN UPON COMPLETION OF INSTALLATION. GENERAL CONTRACTOR SHALL PERFORM FINAL SITE CLEANUP AND PRESSURE WASHING.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	OTHER
	AA	9	ACER X FREEMANII 'ARMSTRONG' / ARMSTRONG FREEMAN MAPLE	B & B	2.5" CAL. MIN	
	QC	8	QUERCUS ROBUR X ALBA 'CRIMSCHMIDT' TM / CRIMSON SPIRE OAK	B & B	2.5" CAL. MIN	
	TG	3	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	B & B	2.5" CAL. MIN	
	UA	5	ULMUS X 'MORTON' TM / ACCOLADE ELM	B & B	2.5" CAL. MIN	
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	OTHER
	PF	5	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID LIMBER PINE	B & B		5' HT MIN
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	OTHER
	CA	8	CARPINUS CAROLINIANA / AMERICAN HORNBEAM	B & B	2.5" CAL. MIN	
	SI	8	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	B & B	2.5" CAL. MIN	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	HJ	17	HYDRANGEA PANICULATA 'JANE' TM / LITTLE LIME PANICLE HYDRANGEA	3 GAL	SEE PLAN	24" HT. MIN.
	PD	22	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' TM / LITTLE DEVIL DWARF NINEBARK	3 GAL	SEE PLAN	24" HT. MIN.
	RG	13	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	3 GAL	SEE PLAN	18" HT. MIN.
	SB	14	SYRINGA X 'BLOOMERANG' / BLOOMERANG SERIES LILAC	3 GAL	SEE PLAN	24" HT. MIN.
	ST	8	SPIRAEA BETULIFOLIA 'TOR' / TOR BIRCHLEAF SPIREA	3 GAL	SEE PLAN	24" HT. MIN.
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	JF	28	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	3 GAL	SEE PLAN	24" HT. MIN.
	TR	24	TAXUS X MEDIA 'RUNYAN' / RUNYAN ANGLO-JAPANESE YEW	3 GAL	SEE PLAN	24" HT. MIN.
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	CK	103	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	SEE PLAN	12" HT MIN
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	CV2	43	COREOPSIS VERTICILLATA 'MOONBEAM' / MOONBEAM TICKSEED	1 GAL	18" OC	12" HT. MIN.
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME			
			TURF SEED			

NOTES:

1. EXCAVATE PLANTING BED.
2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
3. REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
2. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
3. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
4. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUNDCOVER EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.
5. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.



SCALE:	AS NOTED
DESIGNED BY:	SRS
DRAWN BY:	SRS
CHECKED BY:	DDL

NOT FOR CONSTRUCTION



LANDSCAPE DETAILS

COSMOS CAR WASH
29022 STEPHENSON HWY
CITY OF MADISON HEIGHTS, OAKLAND COUNTY, MICHIGAN

ORIGINAL ISSUE:
4/15/2022
KHA PROJECT NO.
190125007
SHEET NUMBER

L2.0



COSMO'S CAR WASH Madison Heights

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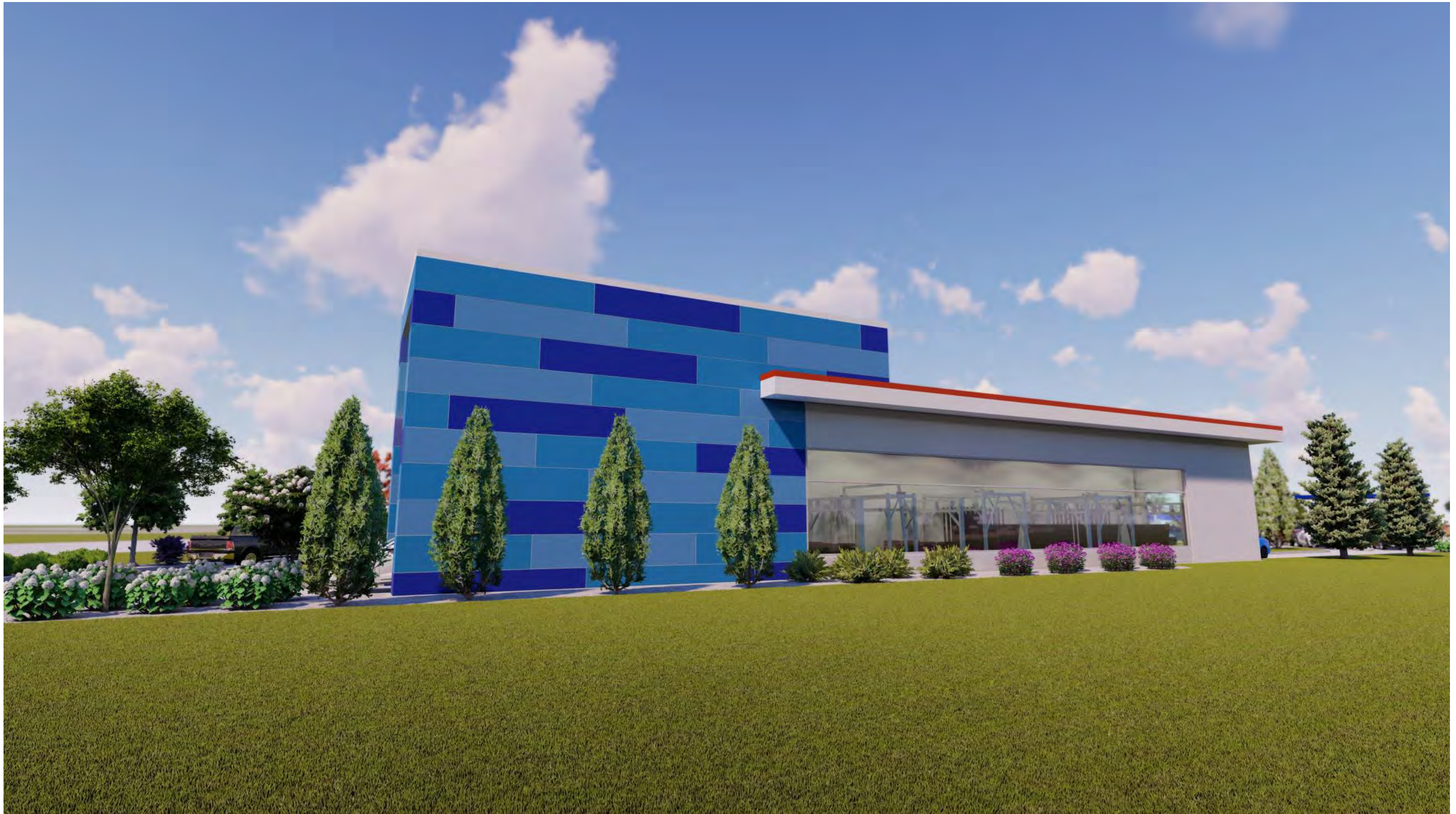


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**CITY OF MADISON HEIGHTS
ELECTRONIC COUNCIL AGENDA REQUEST FORM**

SUBMITTED TO: Melissa Marsh, City Manager

SUBMITTED BY: Giles Tucker, CED Director DATE: 06/30/22

FOR CONSIDERATION AT THE COUNCIL MEETING OF: 07/11/22

ACTION REQUESTED

PRESENTATION	_____	FUTURE PUBLIC HEARING	_____
PUBLIC HEARING – SPECIAL APPROVAL	<u>✓</u>	BID AWARDS / PURCHASES	_____
PUBLIC HEARING – OTHER	_____	ORDINANCE - FIRST	_____
COMMUNICATION	_____	ORDINANCE - SECOND	_____
REPORT	_____	UNFINISHED BUSINESS	_____

DESCRIPTION OF ITEM

Special approval request PSP 22-07 - Hudson Madison II LLC/Reserve at Red Run Phase II - 30151, 30171 and 30183 Dequindre Rd. - Rest/Convalescent Home

IF ORDINANCE, CITE TITLE/CHAPTER SECTIONS

POLICY CONSIDERATION

The applicant, Hudson Madison II LLC, requests special use approval for a 'rest or convalescent home' known as The Reserve at Ren Run Phase II. The subject site is located at 30151, 30171 and 30183 Dequindre Road and consists of three (3) separate parcels (PINs 44-25-12-280-025; -026; and -027). The properties are currently zoned R-2, One-Family Residential. However, the applicant has concurrently applied to rezone the properties to R-M, Multiple Family Residential, under PRZN 22-01.

FINANCIAL IMPACT

No Impact	<u>✓</u>	Fee Waiver Proposed	_____
Budgeted Fund Name(s)	_____	Department Name	_____
Appropriated in Acct. No.	_____	Budget Amount	_____
Amount Available in Acct.	_____		
Second Account Number	_____	Budget Amount	_____
Amount Available in 2 nd Acct.	_____	Revenue Generated	_____
Other Comments	_____		

REVIEW CHECKLIST

DEPARTMENT Giles Tucker, CED Director DATE _____

DEPARTMENT _____ DATE _____

CITY MANAGER Melissa R. Marsh, City Manager DATE _____



MEMORANDUM

Date: June 30th, 2022
 To: City of Madison Heights City Council
 From: Matt Lonnerstater, AICP – City Planner
 Subject: Special Approval Request PSP 22-07 – 30171 Dequindre – ‘Reserve at Red Run Phase II’

Introduction

The applicant, Hudson Madison II LLC, requests special use approval for a ‘rest or convalescent home’ known as *The Reserve at Ren Run Phase II*. The subject site is located at 30151, 30171 and 30183 Dequindre Road and consists of three (3) separate parcels (PINs 44-25-12-280-025; -026; and -027). The properties are currently zoned R-2, One-Family Residential. However, the applicant has concurrently applied to rezone the properties to R-M, Multiple Family Residential, under PRZN 22-01.

Background and Analysis

The applicant proposes to construct a sixty (60) unit assisted living/memory care facility located on the west side of Dequindre Road, south of Oakland Drive. The subject site comprises three (3) separate parcels which are currently improved with single-family homes. If the project is approved, the applicant would be required to recombine the three properties into a single parcel.

While the properties are currently zoned R-2, One-Family Residential, the applicant has concurrently applied to rezone all three properties to R-M, Multiple-Family Residential, under case PRZN 22-01. Per Section **10.312(1)**, ‘rest or convalescent home’ facilities are permitted in the R-M district as a special use, subject to use-specific standards; these use-specific standards are listed in full at the end of this report.

The applicant has submitted a preliminary site plan for the project. As proposed, the existing single-family homes would be demolished to accommodate a one-story, 49,792 square foot assisted living and memory care facility. The project is associated with the *Reserve at Red Run* independent senior living facility currently under construction immediately to the south. The facility will feature on-site medical care services, dining rooms, activity and exercise rooms, and transportation services. Thirty-two (32) on-site parking spaces are proposed for staff and guests, satisfying minimum parking requirements. A preliminary landscape plan depicts landscape screening/buffering around the edges of the property and adjacent to the Dequindre Road right-of-way.

Requests for special approval are subject to the following criteria, as outlined in Section **10.201(4)**:

The use shall be designed and located so that it is compatible with the surrounding properties, neighborhood and vicinity. At a minimum, this shall include:

1. *Location of use(s) on site;*
2. *Height of all improvements and structures;*
3. *Adjacent conforming land uses;*
4. *Need for proposed use in specified areas of the city;*
5. *Conformance with future land use plans for the area as adopted by the planning commission;*

6. *Compatibility with the permitted principal uses allowed in the zoning district where the special approval use is requested.*

Additional criteria for reviewing special uses are contained at the end of this report.

Existing Zoning and Land Use

The table below denotes existing adjacent land uses and zoning designations.

	Existing Land Use	Existing Zoning
Site	Single-Family Homes	R-2, One-Family Residential *
North	Fraternal Organization	R-2, One-Family Residential
South	Multiple-Family (under construction)	O-1, Office
East (across Dequindre)	Multiple-Family Residential/Retail	Multiple-family and Industrial (City of Warren)
West	Single-Family Homes/vacant	R-3, One-Family Residential

**Pending rezoning case PRZN 22-01 requesting R-M zoning.*

The subject site is located immediately to the north of *The Reserve at Red Run*, an independent senior living facility currently under construction, zoned O-1, Office. Adjacent properties to the west and north are zoned R-2 and R-3, One-Family Residential. Properties to the east (across Dequindre Road) are located within the City of Warren and are zoned for commercial and multi-family purposes.

Future Land Use and Master Plan

The table below denotes adjacent future land use designations as contained within the 2021 Madison Heights Master Plan.

	Future Land Use
Site	Office
North	Office
South	Office
East (across Dequindre)	Mixed-Use (City of Warren)
West	Single-Family Residential

The future land use of the subject site is “Office.” Per the Master Plan, the Office designation is intended to accommodate, *“a blend of local service, professional and general office uses into traditional office developments, as well as commercial uses that service office users.”*

Use-Specific Standards

Section **10.312(1)** of the Zoning Ordinance contains use-specific standards for rest or convalescent homes in the R-M zoning district. Based on the proposed concept plan, the project fails to satisfy the following standard:

No building is closer than 25 feet to any lot line.

As proposed, the one-story building is set back 10 feet from the southern property line. Further, the proposed building exceeds the maximum 35% lot coverage standard permitted for the R-M zoning district (42.6% lot coverage proposed). The applicant will need to modify the site plan to meet these standards or request variances from the Zoning Board of Appeals for these deficient items.

Staff Analysis

The proposed project aims to add a memory care/assisted living component to the *Reserve at Red Run* independent living facility currently under construction to the south. The northern two-thirds of the subject property borders several vacant, landlocked parcels to the west, reducing the direct impact to the adjacent single-family neighborhood. However, the southern third of the site does directly back up to three single-family homes to the west. In order to minimize the effect of development on these residential properties, staff recommends that the applicant increase the amount of large deciduous and evergreen trees at the southwest corner of the site in order to create a more dense landscape screen.

Findings and Recommendation

Staff offers the following findings for City Council consideration:

1. The applicant requests special use approval for a 60-unit memory care/assisted living facility at 30151, 30171 and 30183 Dequindre Road. The applicant has concurrently applied to rezone the three (3) subject parcels from R-2 to R-M under PRZN 22-01.
2. The proposed facility is compatible with uses permitted in the R-M, Multiple-Family, zoning district and, with appropriate buffering and screening, can be deemed compatible with adjacent single and multi-family residential land uses. The proposed use should not be detrimental to adjacent office, single-family, and multiple-family residential uses.
3. The proposed use is not completely aligned with the site's 'Office' future land use designation. However, staff recognizes that the existing pattern of detached, single-family houses on the subject parcels may not be the highest and best use for a principal arterial road such as Dequindre Road. Further, staff recognizes the need to provide additional housing, especially for those needing assistance due to memory issues and Alzheimer's.
4. The proposed use generally satisfies the special use approval review standards and criteria listed in Section **10.312(1)**. However, the applicant will need to resolve issues relating to the southern building setback and maximum lot coverage or alternatively seek variances from the Zoning Board of Appeals (ZBA).
5. The Site Plan Review Committee (SPRC) reviewed the proposed special approval request at their June 29th, 2022 meeting and did not cite concerns regarding the proposed special use. Separate SRPC approval will be required for the final site plan.

Based on these findings, staff recommends the following courses of action, dependent upon the City Council action on case PRZN 22-01:

- If City Council **approves** the concurrent rezoning to R-M under PRZN 22-01, staff recommends City Council **approve** the requested special use with the following conditions:
 1. Resolve site plan deficiencies relating to the southern building setback and maximum lot coverage or seek the appropriate variances from the Zoning Board of Appeals.
 2. Upon Site Plan submittal, provide a revised Landscape Plan that depicts a greater number of evergreen and deciduous trees at the southwest corner of the site. The revised Landscape Plan should result in a denser, continuous landscape buffer and shall be provided to the satisfaction of the Site Plan Review Committee (SPRC).

- If City Council **denies** the concurrent rezoning to R-M under PRZN 22-01, staff recommends City Council **deny** the requested special use due to rest/convalescent home uses being prohibited in the R-2 zoning district.

Next Step

After the public hearing and discussion, the City Council may take action on the requested special use. **Any motion shall include concise findings based upon the special approval review standards and criteria, Section 10.201(4).**

Pertinent Zoning Ordinance Sections

Section 10.201 – *Special Approval Use Review Procedures and Requirements*

- (4) *Review standards and criteria.* The city council shall consider the following standards and criteria in their review of all special approval use requests:
- (a) Site plans submitted for special approval uses shall be prepared in conformance with and contain all information as outlined in Section 10.514. Site Plan Review.
 - (b) All design standards or criteria imposed on specific special approval uses elsewhere in this Ordinance shall be met.
 - (c) The use shall be designed and located so that it is compatible with the surrounding properties, neighborhood and vicinity. At a minimum, this shall include:
 - 1. Location of use(s) on site;
 - 2. Height of all improvements and structures;
 - 3. Adjacent conforming land uses;
 - 4. Need for proposed use in specified areas of the city;
 - 5. Conformance with future land use plans for the area as adopted by the planning commission; and
 - 6. Compatibility with the permitted principal uses allowed in the zoning district where the special approval use is requested.
 - (d) Ingress/egress to the use shall be controlled to assure maximum vehicular and pedestrian safety, convenience and minimum traffic impact on adjacent roads, drives and uses including, but not limited to:
 - 1. Reduction in the number of ingress/egress points through elimination, minimization and/or consolidation of drives and/or curb cuts;
 - 2. Proximity and relation to intersections, specifically with regard to distance from drive(s) to intersection(s);
 - 3. Reduction/elimination of pedestrian/vehicular traffic conflicts;
 - 4. Adequacy of sight distances;
 - 5. Location and access of off-street parking;
 - 6. Location and/or potential use of service drives to access multiple parcels, reducing the number of access points necessary to serve the parcels.
 - (e) Screening shall be provided along all property lines, where council determines such screening is necessary to minimize impact of the use on adjacent properties or uses.

- (f) The use shall be properly served by utilities.
- (g) The use shall not have an adverse effect on the environment beyond the normal affects of permitted principal uses in the same zoning district and shall not result in an impairment, pollution, and/or destruction of the air, water, and natural resources.
- (h) The use shall be specifically scrutinized for conformance with the performance standards outlined in section 10.509 of this Ordinance.
- (i) The proposed use shall be designed as to location, size, intensity, site layout, and periods of operation to eliminate any possible nuisances which might be noxious to the occupants of any other nearby properties. The use shall not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive smoke, fumes, glare, noise, vibration, odors, and adverse environmental impacts.
- (j) The proposed use does not impose an unreasonable burden upon public services and utilities in relation to the burden imposed by permitted principal uses in the same zoning district.
- (k) The city council may impose conditions in granting special approval that it deems necessary to fulfill the spirit and purpose of this Ordinance. The conditions may include those necessary to ensure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, to protect the natural environment and conserve natural resources and energy, to ensure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner. Conditions imposed shall:
 1. Be designed to protect natural resources, the health, safety and welfare, as well as the social and economic well-being of those who will use the land use or activity under consideration, residents and landowners immediately adjacent to the proposed land use or activity, and the community as a whole.
 2. Be related to the valid exercise of the police power and purposes that are affected by the proposed use or activity.
 3. Be necessary to meet the intent and purpose of the zoning regulations; be related to the standards established in this Ordinance for the land use or activity under consideration (if applicable); and be necessary to ensure compliance with those standards.
 4. Provide adequate safeguards as deemed necessary for the protection of the general welfare and individual property rights, and for ensuring that the intent and objectives of this Ordinance will be observed. The breach of any condition, safeguard or requirement, and the failure to correct such breach within 30 days after an order to correct is issued by the city shall be reason for immediate revocation of the special approval. Conditions and requirements stated as a part of special use permit authorizations shall be continuing obligations of the holders of such permits and are binding upon their heirs and assigns and upon any persons taking title to the affected property while such special use permit is in effect.
- (l) The discontinuance of a special use after a specified time may be a condition to the issuance of the permit. Renewal of a special use permit may be granted after a review and determination by the city council that continuing private need and public benefit will be served by such renewal. Renewal applications shall be in accord with standards and requirements in effect at the time that the renewal is requested.

Sec. 10.312 – R-M Uses Permissible on Special Approval

- (1) *A dwelling constituting a home for children or others than those residing therein; for the aged, indigent or physically handicapped; a rest of convalescent home (feeble minded, insane or drug or liquor addicts excluded) when located on a lot containing not less than two acres with a minimum of 500 square feet for each occupant therein, and provided that no building is located nearer than 25 feet to any lot line.*

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Council for the City of Madison Heights will hold a public hearing on **July 11th, 2022 at 7:30 p.m. in the Training Room at Fire Station #1 located at 31313 Brush Street, Madison Heights, Michigan 48071** to consider the following special approval requests:

Case # PSP 22-06

The applicant, EWM Miller Wash, LLC, requests Special Approval from City Council under Section 10.326 of the Madison Heights Zoning Ordinance for an automated car wash at 29022 Stephenson Highway, PINs 44-25-11-377-016; 44-25-11-377-015; 44-25-11-377-019. The property is currently zoned M-1, Light Industrial. The applicant has concurrently applied to rezone the property to B-3, General Business, under case PRZN 22-02.

Case # PSP 22-07

The applicant, Hudson Madison II LLC, requests Special Approval from City Council under Section 10.312 of the Madison Heights Zoning Ordinance for a 'rest or convalescent home' at 30171 Dequindre Road, PINs 44-25-12-280-025; -026; and -027. The property is currently zoned R-3, One-Family Residential. The applicant has concurrently applied to rezone the property to R-M, Multiple-Family Residential under case PRZN 22-01.

The applications 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.

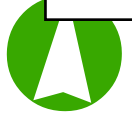
For further information, please contact the Community and Economic Development Department at (248) 583-0831.

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

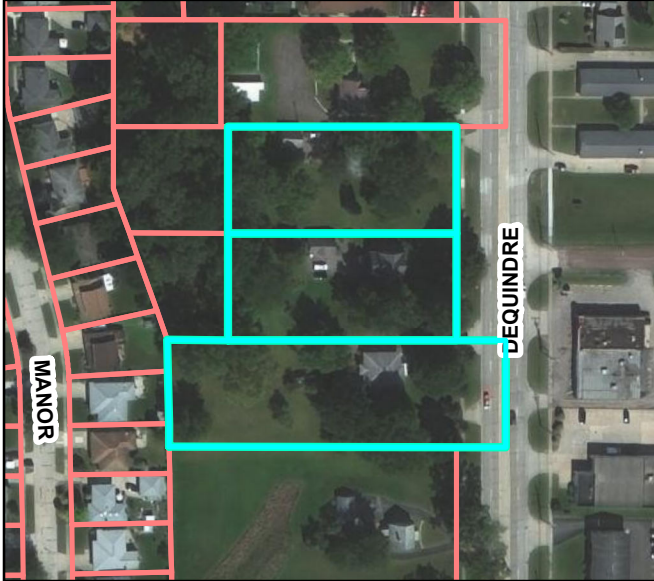


Site Address: 30151, 30171, 30183 Dequindre Road

[Click for maps](#)

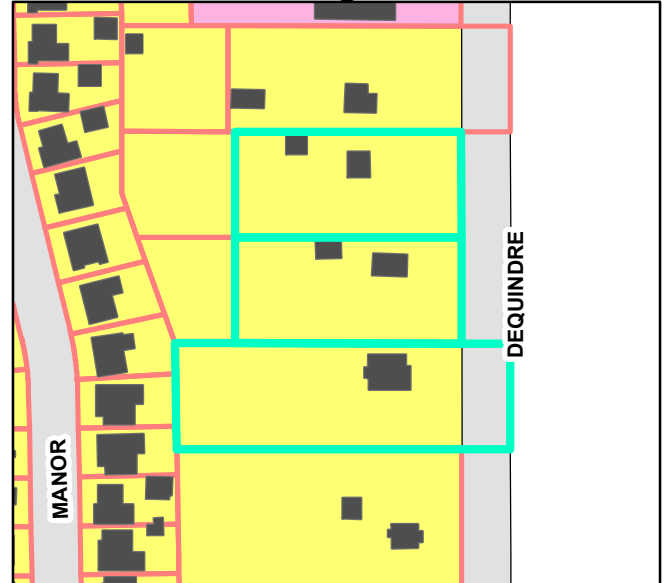


Aerial



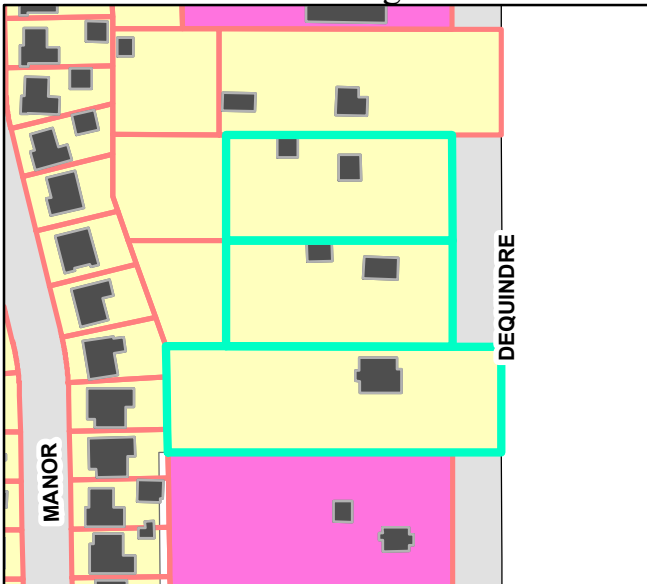
- 30151, 30171, 30183 Dequindre Rd
- Parcels

Existing Land Use



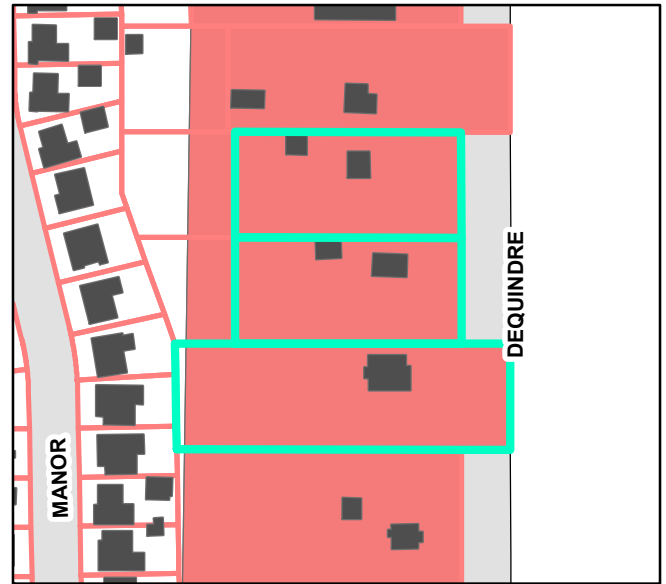
- 30151, 30171, 30183 Dequindre Rd
- Parcels
- Buildings
- Vacant
- Single And Two Family
- Office
- Commercial
- Industrial
- Public

Zoning



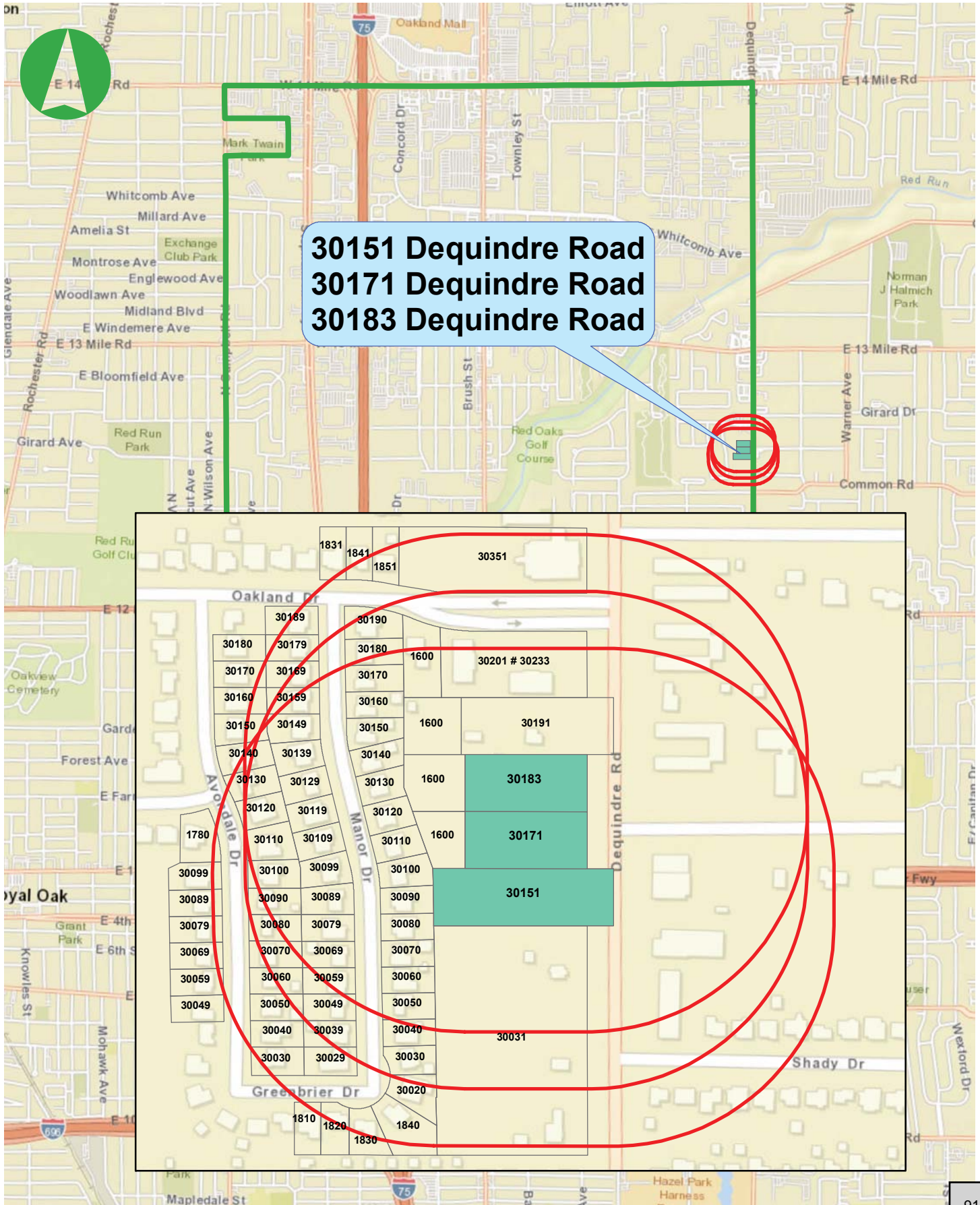
- 30151, 30171, 30183 Dequindre Rd
- Parcels
- Buildings
- R-1 Residential
- R-2 Residential
- R-3 Residential
- O-1 Office

Future Land Use



- 30151, 30171, 30183 Dequindre Rd
- Single Family
- Multiple Family
- Office
- Commercial
- Recreation
- Conservation
- Mixed Use Inno

BUFFER 500 FT





**CITY OF MADISON HEIGHTS
COMMUNITY DEVELOPMENT DEPARTMENT
PETITION FOR USE PERMITTED BY
SPECIAL APPROVAL**

FOR OFFICE USE

Item 5.

Request No: BB2-007
Date Filed: _____
Approved by CDD: _____
Approved for Hearing: _____

I (we) the undersigned, do hereby apply and petition the City of Madison Heights for a Special Approval Use Permit and provide the following information.

(Application must be typed)

Building Address: 30151, 30171 & 30183 Dequindre Road Tax ID No.: 44 - 25 - 12 - 280 - 026
025

APPLICANT INFORMATION

Name: Hudson Madison II LLC

Phone No.: (248) 540-9300 ext. 12 Fax No.: (248) 988-8867

Mailing Address: 280 West Maple Road, Suite 230 City, State, Zip: Birmingham, MI 48009
(Notices will be mailed to this address)

Interest in Property: Purchaser & Developer

BUILDING & BUSINESS INFORMATION

Zoning District: R-M Use Requested Pursuant to Section 10.312.(1) of the Zoning Ordinance

Explain Requested Use in Detail: _____

The proposed community is a one-story building consisting of 60 units. Senior residents will have access to care services, meals, educational & exercise activities, housekeeping, and transportation services. The building will be licensed with the state of Michigan under Homes for the Aged. The community will offer one-bedroom & studio units with no kitchens. The building will offer space for residents to participate in activities, such as art, reading and games, religious services, barber/ beauty services, dining & gardening.

The above referenced parcel is known as: (Lots(s) Acreage Parcel (s)) 2.86 Acres of _____

Subdivision (if platted lot(s)) and is located on the N S E (W) (Circle One) side of Dequindre Street/Road between Moulin Avenue Street/Road and Oakland Drive Street / Road.

Hours of Operation: 24/7 for senior residents

Property Frontage: 388.5' Width/Depth: 280.9' - 314.52' No. of Parking Spaces: 32 Private Lot X Shared Lot _____

No. of Floors: 1 Max. No. of Employees: 20 Male N/A Female N/A No. on Largest Single Shift: 10

No. of Seats for Restaurant or Assembly Uses: 60 Capacity of Waiting Area: N/A

Building: New X or Existing _____ Will Additions or Alterations to the Building be Required? N/A ☒

Explain: N/A

Describe Any Other Site Improvements to be Made: N/A

Building Owner Name: N/A Phone No.: N/A Fax No.: N/A

Mailing Address: N/A City: N/A Zip: N/A
(Notices will be mailed to this address)

**Note: All blanks and boxes above must be completed. Use N/A where appropriate.
CONTINUED ON REVERSE SIDE**



**PETITION FOR USE PERMITTED BY
SPECIAL APPROVAL (Continued)**

Include two (2) copies of a site plan, no larger than 11 x 17 inches, which meets the requirements of Section 10.514 of the Zoning Ordinance of Madison Heights and the required one thousand dollar (\$1000.00) fee.

This petition / application must be signed by both the Owner in Fee of the property and the Applicant prior to submittal. Applicant(s) and property owner(s) hereby consent to city staff, board and commission members, and contractors to access the property for purposes of evaluating the site for the requested action(s).

FOR THE OWNER: POA Betty Huffman

Signature Krisaundra Crowe

Printed Name Krisaundra Crowe

Date 6-9-22

FOR THE APPLICANT IF NOT THE OWNER:

Signature Jeffrey Buck

Printed Name Jeffrey Buck

Date 6-13-2022

NOTARY:

On this 9 day of June 2022

Before me personally appeared

Krisaundra Crowe to me known to be the

person who executed the forgoing instrument, and
acknowledged that he executed the same as his free act
and deed.

Notary's
Signature

Notary's
Printed Name

Notary public, State of Michigan,

County of

My commission expires

Acting in the County of

NOTARY:

On this 13TH day of JUNE, 2022

Before me personally appeared

JEFFREY BUCK to me known to be the

person who executed the forgoing instrument, and
acknowledged that he executed the same as his free act
and deed.

Notary's
Signature

Notary's

Printed Name

Notary public, State of Michigan,

County of

My commission expires

KIMBERLY ANN FRANTZ
Notary Public, State of Michigan
County of Oakland

My Commission Expires Nov 18, 2024
Acting in the County of

OFFICE USE ONLY

\$1000.00 Fee Paid _____ Receipt Number _____ By _____ Date: _____

Two Site Plans Attached no larger than 11 x 17 inches ☐ Yes ☐ No

Copies to C.D.D. _____

Notices Mailed to Properties Within 500 Feet _____

Council Action _____

Meeting Date _____

**PETITION FOR USE PERMITTED BY
SPECIAL APPROVAL (Continued)**

Include two (2) copies of a site plan, no larger than 11 x 17 inches, which meets the requirements of Section 10.514 of the Zoning Ordinance of Madison Heights and the required one thousand dollar (\$1000.00) fee.

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FOR THE OWNER:

Signature Walter F Kozak
Printed Name WALTER F KOZAK
Date 6/9/22

FOR THE APPLICANT IF NOT THE OWNER:

Signature Jeffrey Buck
Printed Name Jeffrey Buck
Date 6-13-2022

NOTARY:

On this 9th day of June, 2022

Before me personally appeared

Walter Kozak to me known to be the person who executed the forgoing instrument, and acknowledged that he executed the same as his free act and deed.

Notary's Signature Renata A. McEnhill

Notary's Printed Name Renata A. McEnhill

Notary public, State of Michigan,

County of Wayne

My commission expires July 23, 2027

Acting in the County of Macomb

NOTARY:

On this 13TH day of JUNE 2022

Before me personally appeared

JEFFREY BUCK to me known to be the person who executed the forgoing instrument, and acknowledged that he executed the same as his free act and deed.

Notary's Signature Amy L. Bessler

Notary's Printed Name AMY L. BESSLER

Notary public, State of Michigan,

County of OAKLAND

My commission expires 9/27/28

Acting in the County of OAKLAND

OFFICE USE ONLY

\$1000.00 Fee Paid _____ Receipt Number _____ By _____ Date: _____

Two Site Plans Attached no larger than 11 x 17 inches ☐ Yes ☐ No

Copies to C.D.D. _____

Notices Mailed to Properties Within 500 Feet _____

Council Action _____

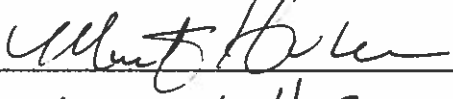
Meeting Date _____

**PETITION FOR USE PERMITTED BY
SPECIAL APPROVAL (Continued)**

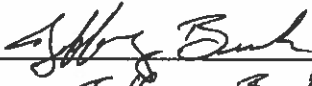
Include two (2) copies of a site plan, no larger than 11 x 17 inches, which meets the requirements of Section 10.514 of the Zoning Ordinance of Madison Heights and the required one thousand dollar (\$1000.00) fee.

This petition / application must be signed by both the Owner in Fee of the property and the Applicant prior to submittal. Applicant(s) and property owner(s) hereby consent to city staff, board and commission members, and contractors to access the property for purposes of evaluating the site for the requested action(s).

FOR THE OWNER:

Signature 
Printed Name MARVIN L. HUFFMAN
Date 6/13/2022

FOR THE APPLICANT IF NOT THE OWNER:


Signature 
Printed Name Jeffrey Buck
Date 6-13-2022

NOTARY:

On this 13TH day of JUNE, 2022

Before me personally appeared

MARVIN HUFFMAN to me known to be the person who executed the forgoing instrument, and acknowledged that he executed the same as his free act and deed.

Notary's Signature 

Notary's Printed Name AMY L. BESSLER

Notary public, State of Michigan,

County of OAKLAND.

My commission expires 9/27/28.

Acting in the County of OAKLAND.

NOTARY:

On this 13TH day of JUNE, 2022

Before me personally appeared

JEFFREY BUCK to me known to be the person who executed the forgoing instrument, and acknowledged that he executed the same as his free act and deed.

Notary's Signature 

Notary's Printed Name AMY L. BESSLER

Notary public, State of Michigan,

County of OAKLAND.

My commission expires 9/27/28.

Acting in the County of OAKLAND.

OFFICE USE ONLY

\$1000.00 Fee Paid _____ Receipt Number _____ By _____ Date: _____

Two Site Plans Attached no larger than 11 x 17 inches ☐ Yes ☐ No

Copies to C.D.D. _____

Notices Mailed to Properties Within 500 Feet _____

Council Action _____

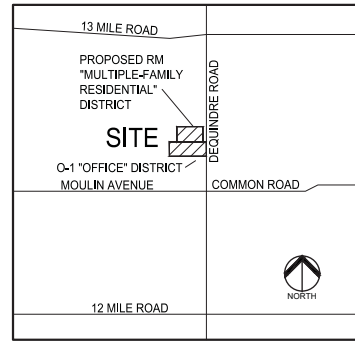
Meeting Date _____

PRELIMINARY SITE PLANS

THE RESERVE AT RED RUN - PHASE II

30151, 30171, 30183 DEQUINDRE RD.
MADISON HEIGHTS, OAKLAND COUNTY, MICHIGAN

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL
6/23/2022		CITY SITE PLAN APPROVAL



LOCATION MAP
NO SCALE

INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
C-1.0	TOPOGRAPHIC SURVEY
C-3.0	PRELIMINARY SITE PLAN
C-4.0	PRELIMINARY GRADING PLAN
C-6.0	PRELIMINARY UTILITY PLAN
C-9.0	NOTES AND DETAILS
C-9.1	NOTES AND DETAILS
L-1.0	LANDSCAPE PLAN
L-1.1	LANDSCAPE DETAILS
A.100	OVERALL FLOOR PLAN
A.101	ENLARGED FLOOR PLAN (SOUTH)
A.102	ENLARGED FLOOR PLAN (NORTH)

DESIGN TEAM

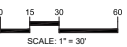
OWNER/APPLICANT/DEVELOPER	CIVIL ENGINEER
HUDSON MADISON II LLC 280 WEST MAPLE ROAD BIRMINGHAM, MI 48009 CONTACT: JEFFREY BUCK PHONE: 248.540.9300 EMAIL: JBUCK@CYPRESSPARTNERS.BIZ	PEA GROUP 1849 POND RUN AUBURN HILLS, MI 48026 CONTACT: JAMES P. BUTLER, PE PHONE: 844.813.2949 EMAIL: JBUTLER@PEAGROUP.COM
ARCHITECT	LANDSCAPE ARCHITECT
KREIGER KLATT ARCHITECTS, INC. 2120 EAST ELEVEN MILE, RD. ROYAL OAK, MI 48076 CONTACT: VINNY KACHOREK PHONE: 248.414.9270 EMAIL: VINNY@KREIGERKLATT.COM	PEA GROUP 7827 NEMCO WAY, STE. 115 BRIGHTON, MI 48116 CONTACT: JANET EVANS, PLA PHONE: 844.813.2949 EMAIL: JEVANS@PEAGROUP.COM

PEA
GROUP

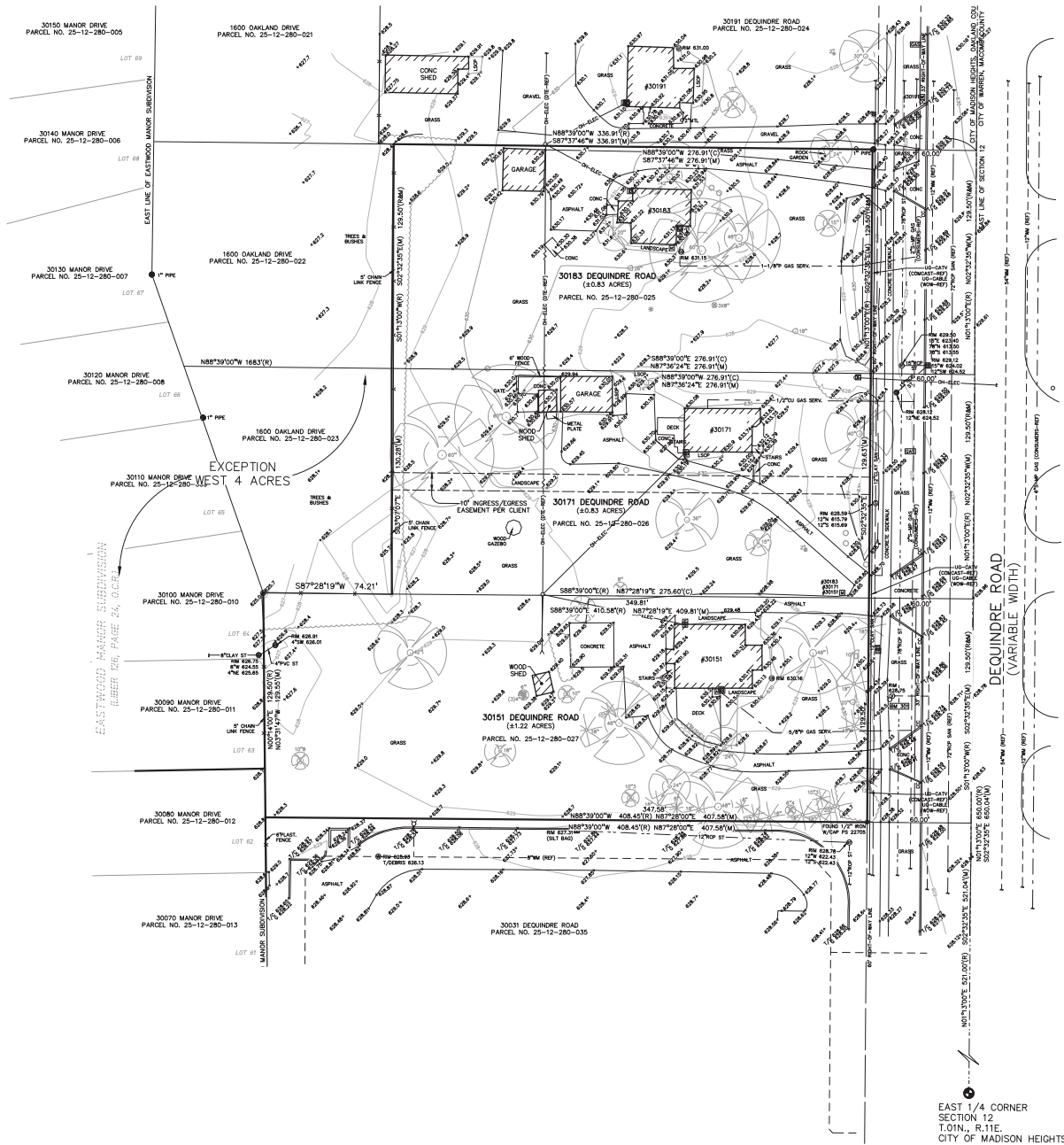
REVISIONS	
DESCRIPTION	DATE
CITY SITE PLAN SUBMITTAL	6/23/2022



NOT FOR CONSTRUCTION



CAUTION!
This drawing is a preliminary plan and is not to be used for construction. It is the responsibility of the user to verify all information and to obtain all necessary permits. The user is advised that the use of this drawing for any purpose other than that intended by the engineer is at the user's sole risk.



LEGEND:

- EX. OH. ELEC. POLE & GUY WIRE
- EX. LUG. CABLE TV & FIBER
- EX. LUG. COMMUNICATION LINE, PEDESTAL & MANHOLE
- EX. LUG. ELEC. MANHOLE, METER & HARDWARE
- EX. GAS LINE
- EX. GAS VALVE & GAS LINE MARKER
- EX. TRANSFORMER & REGULATION VALVE
- EX. WATER MAIN
- EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
- EX. WATER VALVE BOX & GATE/STOP
- EX. SANITARY SEWER
- EX. SANITARY CLEANOUT & MANHOLE
- EX. COMBINED SEWER MANHOLE
- EX. STORM SEWER
- EX. CLEANOUT & MANHOLE
- EX. SQUARE, ROUND, & BEEHIVE CATCH BASIN
- EX. YARD DRAIN & ROOF DRAIN
- EX. INVERTED STRUCTURE
- EX. MAIL BOX, SIGN & LIGHTPOLE
- EX. FENCE
- EX. GUARD RAIL
- EX. SPOT ELEVATION
- EX. CONTOUR
- EX. WETLAND
- NON FOUND / SET
- NAIL FOUND / N/A & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND / SET
- SECTION CORNER FOUND
- RECORDED / MEASURED / CALCULATED

REFERENCE DRAWINGS

TOPOGRAPHIC SURVEY, PEA JOB NO. 2019-2366, DATED JULY 9, 2019
ELECTRIC, SITE ELECTRICAL FACILITY MAP 124-012
CIVIL, CONCRETE CABLE MAP
WOOD CABLE MAP
WATER MAIN, DATED MAP 12-18

LEGAL DESCRIPTION:

PARCEL ID 25-12-280-007
Land in the City of Madison Heights, Oakland County, Michigan, described as follows:
T1N, R11E, SEC 12 PART OF NE 1/4 BEG AT PT DIST N 01-13-00 E 521 FT FROM E 1/4 COR. TH S 88-30-00 W 484.61 FT, TH N 01-14-00 E 129.50 FT, TH S 88-30-00 E 410.58 FT, TH S 01-13-00 W 129.50 FT TO BEG 1.22 A

PARCEL ID 25-12-280-008
Land in the City of Madison Heights, Oakland County, Michigan, described as follows:
T1N, R11E, SEC 12 PART OF NE 1/4 BEG AT PT DIST N 01-13-00 E 460.50 FT FROM E 1/4 COR. TH N 01-14-00 E 129.50 FT, TH N 88-30-00 W 188.91 FT, TH S 00-14-00 W 129.53 FT, TH S 88-30-00 E 188.91 FT TO BEG EXC E 60 FT IN HWY, ALSO EXC W 1340 FT 0.82 A

PARCEL ID 25-12-280-005
Land in the City of Madison Heights, Oakland County, Michigan, described as follows:
T1N, R11E, SEC 12 PART OF NE 1/4 BEG AT PT DIST N 01-13-00 E 780 FT FROM E 1/4 COR. TH N 01-14-00 E 129.53 FT, TH N 88-30-00 W 380.91 FT, TH S 01-13-00 W 129.53 FT, TH S 88-30-00 E 380.91 FT TO BEG EXC E 60 FT IN HWY 0.82 A

BENCHMARKS

(OPEN EXISTING - NAVD83)

BM #300
ARROW ON A HYDRANT LOCATED APPROX. 43' EAST FROM THE CENTERLINE OF DEQUINDRE ROAD AND APPROX. 32' SOUTH FROM THE CENTERLINE OF SHADY DRIVE. (NOT WITHIN SURVEY LIMITS)
ELEV. - 431.85

BM #301
ARROW ON A HYDRANT LOCATED APPROX. 47' WEST FROM THE CENTERLINE OF DEQUINDRE ROAD AND APPROX. 28' NORTH OF THE DRIVE TO 30151 DEQUINDRE ROAD.
ELEV. - 430.87

FLOODPLAIN NOTE:

THE SUBJECT PARCEL LIES WITHIN A NON-PRINTABLE PANEL AND IS AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE X) PER FEMA FLOOD INSURANCE RATE MAP NUMBER 26125C0566F, DATED SEPTEMBER 29, 2006.

CLIENT
HUDSON MADISON II LLC
280 MADISON AVENUE, SUITE 200
ANN ARBOR, MICHIGAN 48106

PROJECT TITLE
THE RESERVE AT RED RUN - PHASE II
30151, 30171, 30183 DEQUINDRE RD.
MADISON HEIGHTS, OAKLAND COUNTY, MI

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	06/23/2022

DRAWING TITLE
TOPOGRAPHIC SURVEY

PEA JOB NO. 2019-2366

DATE	BY	CHKD
06/23/2022	3.0	MT
06/23/2022	3.0	KPS

DRAWING NUMBER

PEA
GROUP
t: 844.813.2949
www.peagroup.com



A horizontal number line with tick marks at 0, 10, 20, and 40. A bracket is drawn below the line, spanning from the tick mark at 10 to the tick mark at 20. The number 10 is written below the bracket.



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
**HUDSON
MADISON II LLC**
280 WEST MAPLE ROAD, SUITE 230
BIRMINGHAM, MICHIGAN 48009

PROJECT TITLE
**THE RESERVE
AT RED RUN -
PHASE II**
30151, 30171, 30183 DEQUINDRE RD.
MADISON HEIGHTS, OAKLAND COUNTY, MI

REVISIONS

[illegible]

ORIGINAL ISSUE DATE:
JUNE 23, 2022

DRAWING TITLE
**PRELIMINARY
SITE PLAN**

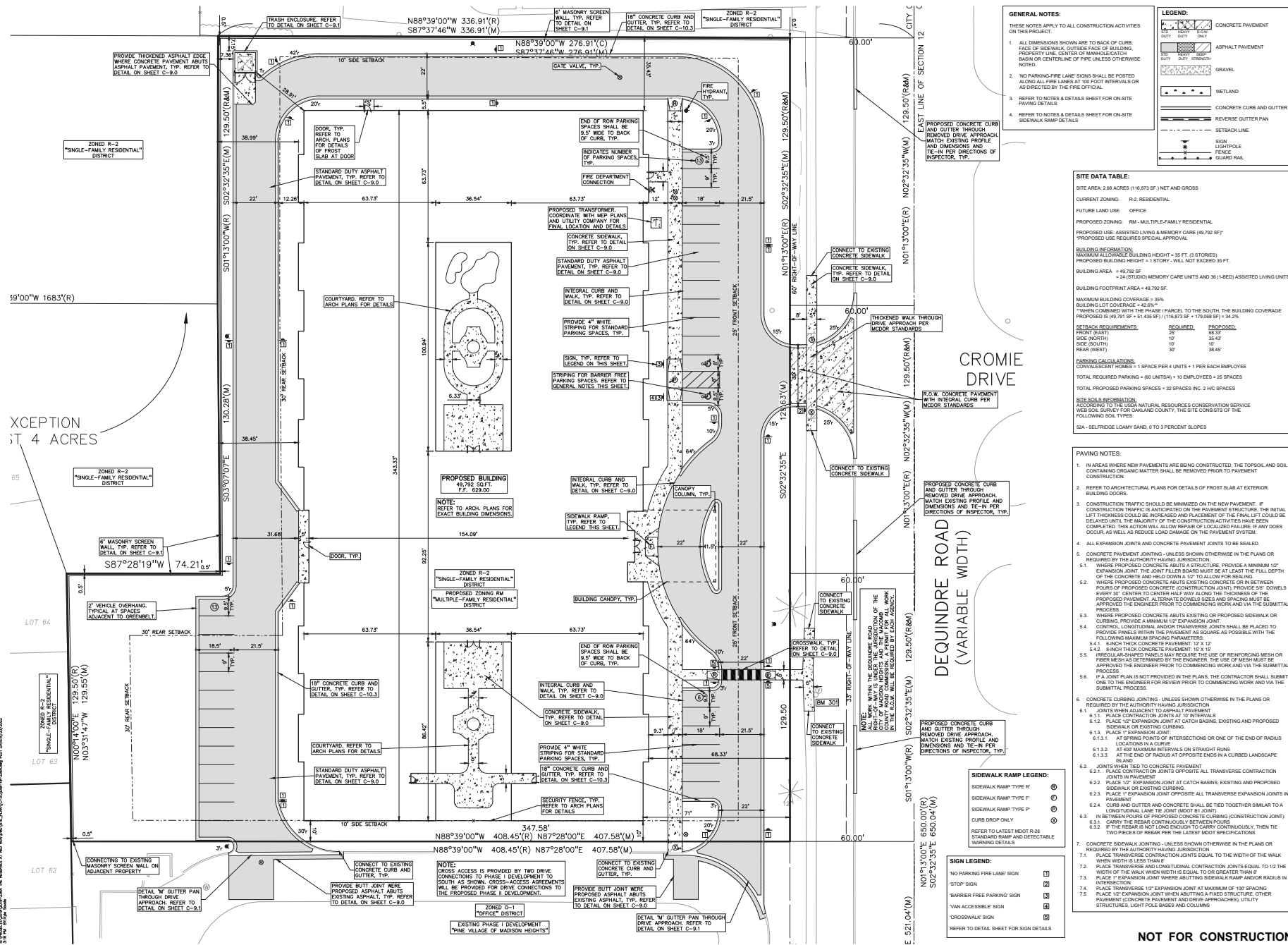
PEA JOB NO. 2019-236

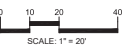
P.M.	JF
DN.	M
DES.	KR

DRAWING NUMBER:

NOT FOR CONSTRUCTION C-3.0

98





CAUTION!
This drawing is not to be used for construction without the approval of the engineer. It is the responsibility of the contractor to verify all field conditions and to obtain all necessary permits before construction begins.

LEGAL DESCRIPTION:
PARCEL: ID 25-12-280-027
Land in the City of Madison Heights, Oakland County, Michigan, described as follows:
T1N, R11E, SEC 12 PART OF NE 1/4 BEG AT PT DIST N 01-13-00 E 521 FT FROM E 1/4 COR. TH N 88-30-00 W 1682.91 FT. TH N 01-13-00 E 129.50 FT. TH S 88-30-00 E 410.58 FT. TH S 01-13-00 E 129.50 FT TO BEG 1.22 A.

PARCEL: ID 25-12-280-028
Land in the City of Madison Heights, Oakland County, Michigan, described as follows:
T1N, R11E, SEC 12 PART OF NE 1/4 BEG AT PT DIST N 01-13-00 E 500.50 FT FROM E 1/4 COR. TH N 01-13-00 E 129.50 FT. TH N 88-30-00 W 1682.91 FT. TH S 88-30-00 E 410.58 FT. TH S 01-13-00 E 129.50 FT TO BEG EXC E 60 FT IN HWY. ALSO EXC W 1342 FT 0.83 A.

PARCEL: ID 25-12-280-029
Land in the City of Madison Heights, Oakland County, Michigan, described as follows:
T1N, R11E, SEC 12 PART OF NE 1/4 BEG AT PT DIST N 01-13-00 E 780 FT FROM E 1/4 COR. TH N 01-13-00 E 129.50 FT. TH N 88-30-00 W 1682.91 FT. TH S 88-30-00 E 410.58 FT. TH S 01-13-00 E 129.50 FT TO BEG EXC E 60 FT IN HWY 0.82 A.

FLOODPLAIN NOTE:
THE SUBJECT PARCEL LIES WITHIN A NON-PRINTABLE PANEL AND IS AN AREA DETERMINED TO BE OUTSIDE OF THE 2% ANNUAL CHANCE FLOODPLAIN (ZONE "X") PER FEMA FLOOD INSURANCE RATE MAP NUMBER 26122C0646, DATED SEPTEMBER 28, 2006.

GENERAL GRADING AND EARTHWORK NOTES:
THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
1. CONTRACTOR TO FIELD VERIFY ALL EXISTING TREES AND BRUSH AND REMOVE ALL THAT ARE NECESSARY TO GRADE SITE.
2. ALL GRADES ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
3. THE STAGING OF CONSTRUCTION ACTIVITIES SHALL OCCUR ONLY WITHIN THE SITE BOUNDARIES. ANY CONSTRUCTION ACTIVITIES OUTSIDE OF THE SITE BOUNDARIES SHALL BE AT THE SOLE RESPONSIBILITY AND RISK OF THE CONTRACTOR.
4. ALL SOIL EROSION AND REDEMIMENTATION CONTROL MEASURES SHALL MEET THE REQUIREMENTS OF THE CITY OF MADISON HEIGHTS AND OAKLAND COUNTY. AN EROSION CONTROL PERMIT MUST BE SECURED FROM THE CITY PRIOR TO CONSTRUCTION.
5. ALL DISTURBED AREAS SHALL BE RESEED AND MULCHED OR SOODED IN ACCORDANCE WITH THE LANDSCAPE PLAN. PROVIDE A MINIMUM OF TOPSOIL IN THESE AREAS UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR SHALL NOTE EXISTING UNDERGROUND UTILITIES WITHIN AND ADJACENT TO THE SITE. BACKFILL FOR EXISTING UTILITY TRENCHES SHALL BE EXAMINED CRITICALLY ANY TRENCHES THAT ARE TO BE EXCAVATED OR UNSUITABLE BACKFILL MATERIAL, IN THE OPINION OF THE GEOTECHNICAL ENGINEER, THAT ARE TO BE WITHIN THE ZONE OF INFLUENCE OF PROPOSED BUILDINGS OR PAVEMENT SHALL BE COMPLETELY EXCAVATED AND BACKFILLED WITH SUITABLE MATERIAL.

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY GRADING PLAN

PEA JOB NO. 2019-236A
P.M. JPS
D.N. MT
DES. KPS
DRAWING NUMBER:

ORIGINAL ISSUE DATE: JUNE 23, 2022

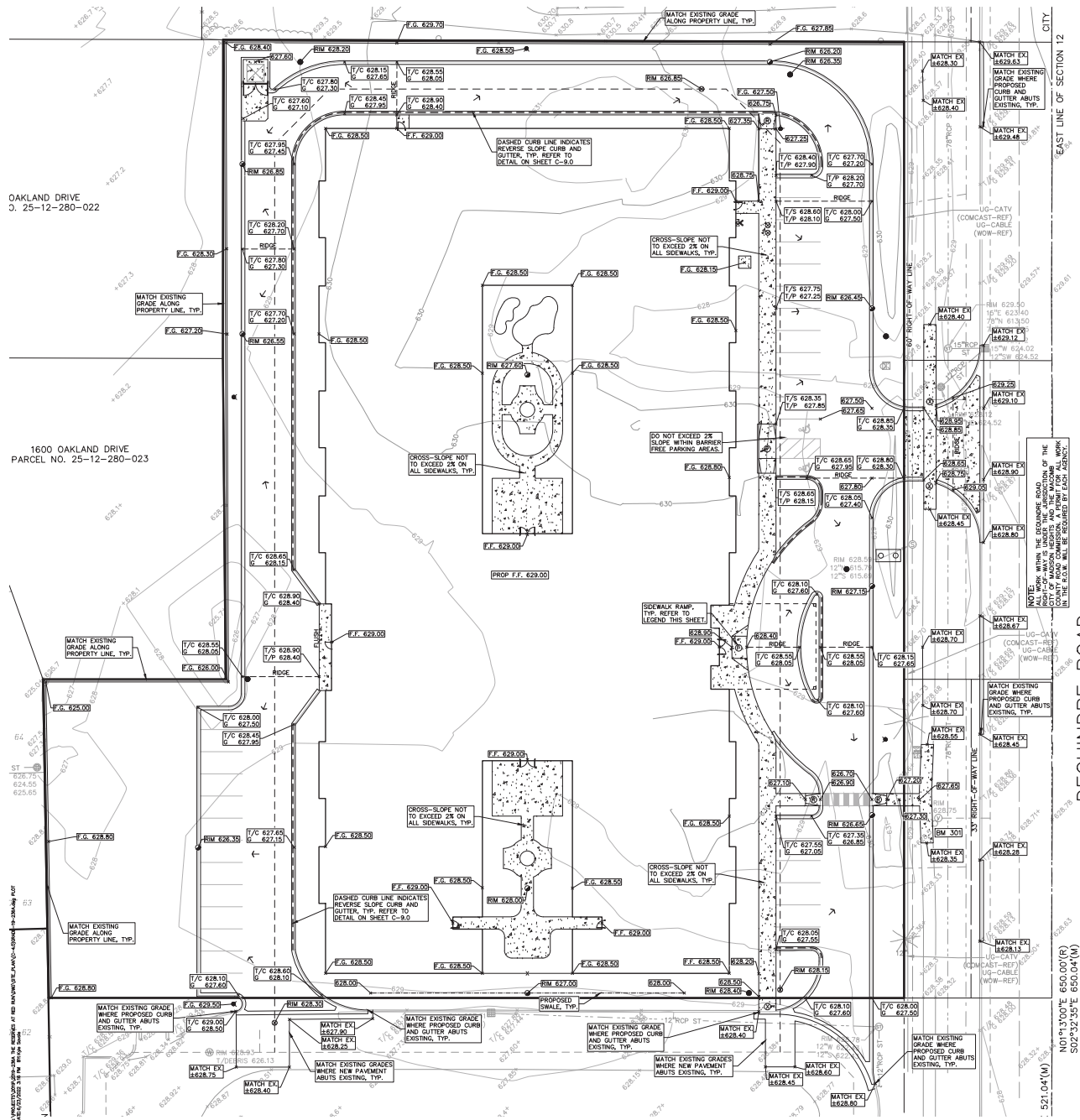
DRAWING TITLE

PRELIMINARY GRADING PLAN

NOT FOR CONSTRUCTION

C-4.0

99



DEQUINDRE ROAD
(VARIABLE WIDTH)

EAST LINE OF SECTION 12

N 01°13'00"E 650.00'(F)
S 02°32'35"E 650.04'(M)

OAKLAND DRIVE
O. 25-12-280-022

1600 OAKLAND DRIVE
PARCEL NO. 25-12-280-023

IN WARMED STATES (2019-2020), THE REVISIONS OF THE ORIGINAL SET OF PLANS SHALL BE THE RESPONSIBILITY OF THE ENGINEER. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ENGINEER. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ENGINEER. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ENGINEER.


 0 10 20 40
 SCALE: 1" = 20'

CAUTION!
 This drawing is not to be used for construction without the approval of the engineer. It is the responsibility of the user to verify all information and conditions before construction.

 CLIENT
HUDSON MADISON II LLC
 200 WEST MAPLE ROAD, SUITE 200
 ANN ARBOR, MICHIGAN 48106

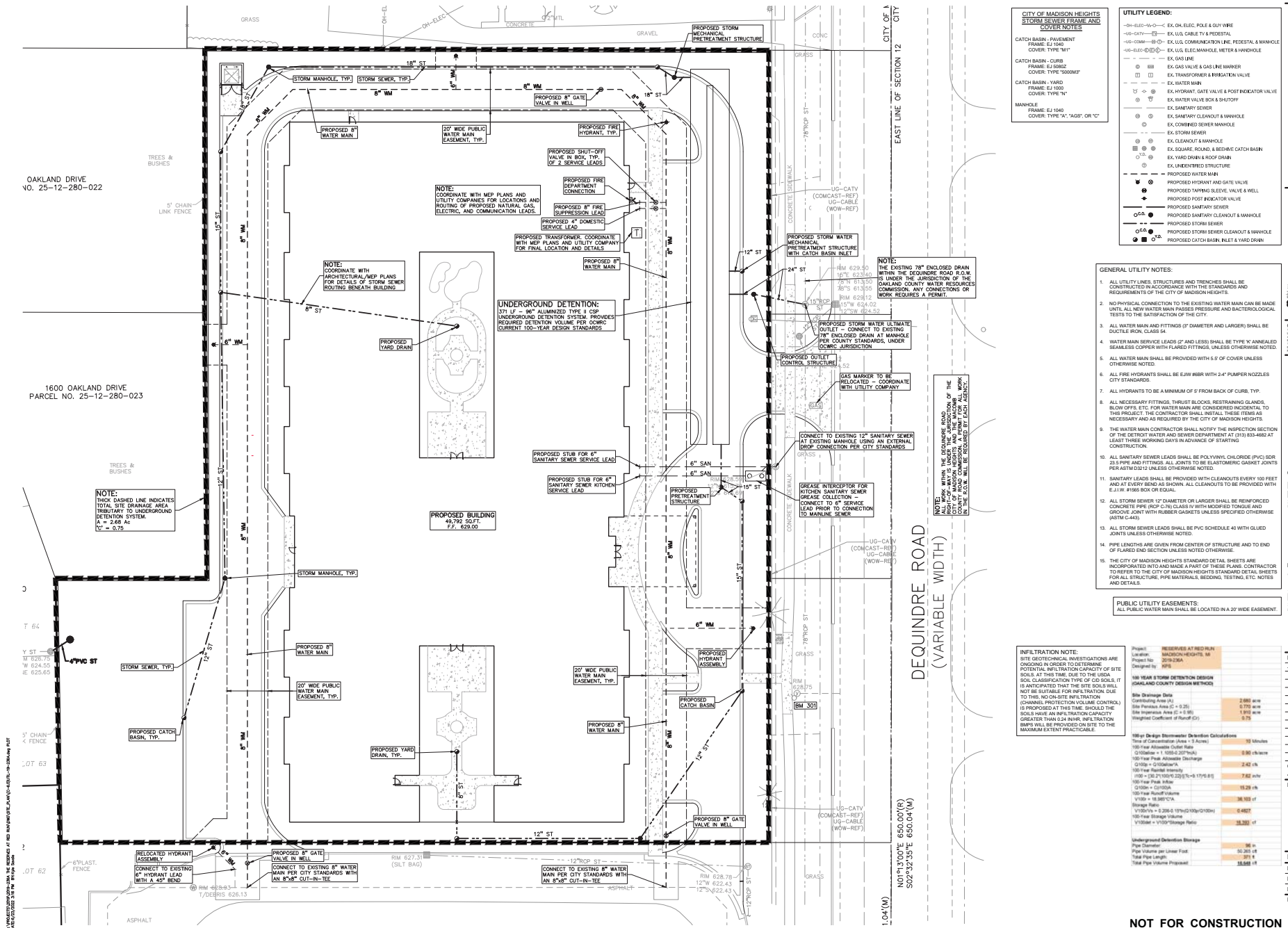
 PROJECT TITLE
THE RESERVE AT RED RUN - PHASE II
 30151, 30171, 30183 DEQUINDRE RD.
 HUDSON HEIGHTS, OAKLAND COUNTY, MI

 REVISIONS
 NO. DATE BY DESCRIPTION

 ORIGINAL ISSUE DATE:
 JUNE 23, 2022

 DRAWING TITLE
PRELIMINARY UTILITY PLAN

 PEA JOB NO. 2019-236A
 P.M. JPS
 C.N. MT
 DES. KPS

 DRAWING NUMBER
C-6.0


NOT FOR CONSTRUCTION



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CLIENT
HUDSON MADISON II LLC
 200 WEST MAPLE RIDGE, SUITE 230
 ANN ARBOR, MI 48106

PROJECT TITLE
THE RESERVE AT RED RUN - PHASE II
 30151, 30171, 30183 DEQUENNE RD.
 ANN ARBOR, MI 48106

REVISIONS

ORIGINAL ISSUE DATE:
 JUNE 23, 2022

DRAWING TITLE
NOTES AND DETAILS

PEA JOB NO. 2019-236A
 P.M. JPS
 D.N. MT
 DES. KPS
 DRAWING NUMBER

C-9.0

GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

1. ALL CONSTRUCTION, WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT OSHA, MDT AND MUNICIPALITY STANDARDS AND REGULATIONS.
2. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
3. THE CONTRACTOR SHALL CONTACT THE ENGINEER SHOULD THEY ENCOUNTER ANY DESIGN ISSUES DURING CONSTRUCTION. IF THE CONTRACTOR MAKES DESIGN MODIFICATIONS WITHOUT THE WRITTEN DIRECTION OF THE ENGINEER, THE CONTRACTOR DOES SO AT HIS OWN RISK.
4. ALL NECESSARY PERMITS, TESTING, BONDS AND INSURANCES ETC., SHALL BE PAID FOR BY THE CONTRACTOR. THE OWNER SHALL PAY FOR ALL CITY INSPECTION FEES.
5. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE B1/2M CALL UTILITY LOCATING CENTER, THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION. IF NO NOTIFICATION IS GIVEN AND DAMAGE RESULTS, SAID DAMAGE WILL BE REPAIRED AT SOLE EXPENSE OF THE CONTRACTOR. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
6. CONTRACTOR SHALL VERIFY THAT THE PLANS AND SPECIFICATIONS ARE THE VERY LATEST PLANS AND SPECIFICATIONS AND FURTHERMORE, VERIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN APPROVED. ALL ITEMS CONSTRUCTED BY THE CONTRACTOR PRIOR TO RECEIVING FINAL APPROVAL, HAVING TO BE ADJUSTED OR RE-DONE, SHALL BE AT THE CONTRACTORS EXPENSE. SHOULD THE CONTRACTOR ENCOUNTER A CONFLICT BETWEEN THESE PLANS AND/OR SPECIFICATIONS, THEY SHALL SEEK CLARIFICATION IN WRITING FROM THE ENGINEER BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT SOLE EXPENSE TO THE CONTRACTOR.
7. ANY WORK WITHIN THE STREET OR HIGHWAY RIGHTS-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
8. ALL PROPERTIES OR FACILITIES IN THE SURROUNDING AREAS, PUBLIC OR PRIVATE, DESTROYED OR OTHERWISE DISTURBED DUE TO CONSTRUCTION, SHALL BE REPLACED AND/OR RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR.
9. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES, SIGNALS, LIGHTS AND TRAFFIC CONTROL DEVICES TO PROTECT THE WORK AND SAFELY MAINTAIN TRAFFIC IN ACCORDANCE WITH LOCAL REQUIREMENTS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION). THE DESIGN ENGINEER, OWNER, CITY AND STATE SHALL NOT BE HELD LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTORS FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.
10. THE USE OF CRUSHED CONCRETE IS PROHIBITED ON THE PROJECT WITHIN 100 FEET OF ANY WATER COURSE (STREAM, RIVER, COUNTY DRAIN, ETC.) AND LAKE, REGARDLESS OF THE APPLICATION OR LOCATION OF THE WATER COURSE OR IN RELATION TO THE PROJECT LIMITS.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN GRADED AND/OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.

GENERAL BARRIER FREE NOTES:

THE FOLLOWING NOTES PROVIDE AN OUTLINE OF SOME OF THE REQUIREMENTS CONTAINED WITHIN THE "STANDARDS FOR ACCESSIBLE DESIGN" (DECEMBER 1997) AND "ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES" (CJ/ANSI A117.1-2009). THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE REQUIREMENTS PRESENTED WITHIN THESE DOCUMENTS, WHICH ARE AVAILABLE IN FULL UPON REQUEST.

1. AN ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM GRADED AND/OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.
2. THE RUNNING SLOPE OF ALL WALKING SURFACES SHALL NOT EXCEED 5% (1:20) AND THE CROSS-SLOPE SHALL NOT EXCEED 2% (1:48).
3. WALKING SURFACES MUST BE LEVEL, WITH PERMITTED VERTICAL CHANGES IN LEVEL, NOT TO EXCEED 1/4" OR BEVELLED CHANGES IN LEVEL, NOT TO EXCEED 1/2". REFER TO DETAIL DET-8 THIS SHEET. ANY CHANGE IN LEVEL GREATER THAN 1/2" MUST BE RAMPED.
4. TURNING SPACES ALONG ACCESSIBLE ROUTES MUST BE AT LEAST 5 FEET WIDE IN ALL DIRECTIONS AND NOT EXCEED 2% SLOPE (1:48) IN ANY DIRECTION.
5. ACCESSIBLE ROUTES WILL BE DESIGNATED TO BE A MINIMUM OF 5 FEET WIDE. THE MINIMUM CLEAR WIDTH IS 3 FEET.
6. RAMPS ALONG ACCESSIBLE ROUTES WILL HAVE A RUNNING SLOPE GREATER THAN 5% (1:20) AND LESS THAN 8.3% (1:12).
7. THE CROSS-SLOPE OF RAMP RUNGS SHALL NOT EXCEED 2% (1:48).
8. THE MINIMUM CLEAR WIDTH OF ANY RAMP IS 36 INCHES.
9. THE MAXIMUM RISE FOR ANY RAMP (NOT INCLUDING CURB RAMPS) SHALL NOT EXCEED 30 INCHES. LANDINGS ARE REQUIRED AT THE TOP AND BOTTOM OF EACH RAMP. LANDINGS SHALL HAVE A CROSS-SLOPE NOT EXCEEDING 2% (1:48). SHALL BE 5 FEET LONG AND AT LEAST AS WIDE AS THE RAMP CLEAR WIDTH. IF THERE IS A CHANGE OF DIRECTION AT A LANDING, THEN THE LANDING MUST BE AT LEAST 5 FEET WIDE AND 5 FEET LONG.
10. HANDRAILS ARE REQUIRED FOR ANY RAMP (NOT INCLUDING CURB RAMPS) WITH A RISE GREATER THAN 6 INCHES. ALL HANDRAILS ARE REQUIRED TO HAVE EDGE PROTECTION UNLESS ADJACENT ANOTHER ACCESS POINT OR IF THE VERTICAL DROP-OFF AT THE EDGE OF THE RAMP DOES NOT EXCEED 1/2" IN 10 FEET. EDGE PROTECTION CAN BE PROVIDED BY MEANS OF A 4" MIN. CURB OR BARRIER.
11. CURB RAMPS ALONG ACCESSIBLE ROUTES SHALL NOT RISE MORE THAN 6 INCHES, NOR BE STEEPER THAN 8.3% (1:12). APPROACHING SLOPES TO THE RAMP CANNOT EXCEED 5%, WHICH INCLUDES SIDEWALKS, PAVEMENT, GUTTERS, ETC.
12. IF CURB RAMP SIDES ARE FLARED, THE FLARES SHALL NOT BE STEEPER THAN 10% (1:10).
13. LANDINGS ARE REQUIRED AT THE TOP OF ALL CURB RAMPS. THE CLEAR LENGTH OF THE LANDING SHALL BE A MINIMUM OF 36" AND WILL BE AS WIDE AS THE CURB RAMP.
14. CURB RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED VEHICLES.
15. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS.
16. WHERE DETECTABLE WARNING IS REQUIRED AT CURB RAMPS, THE DETECTABLE WARNING SHALL BE 24" MINIMUM IN DEPTH AND SHALL EXTEND THE FULL WIDTH OF THE RAMP. THE DETECTABLE WARNING SHALL BE LOCATED SO THE CURB IS 6 INCHES NEAREST THE CURB IS 6 INCHES MAXIMUM FROM THE CURB LINE.
17. ACCESSIBLE PARKING SPACES ON SITE SHALL BE PROVIDED AS REQUIRED IN SECTION 502 OF THE A.D.A. IF THE SITE HAS MORE THAN ONE PARKING FACILITY, EACH FACILITY IS REQUIRED TO MEET THESE REQUIREMENTS SEPARATELY. THE REQUIRED NUMBER OF SPACES SHALL BE BASED ON THE TOTAL NUMBER OF PARKING SPACES IN EACH PARKING FACILITY ON SITE.
18. FOR EVERY SIX (6) OR FRACTION OF SIX (6) ACCESSIBLE PARKING SPACES, ONE VAN ACCESSIBLE SPACE SHALL BE PROVIDED.
19. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE FROM PARKING TO A BUILDING ENTRANCE. IF THERE IS MORE THAN ONE ACCESSIBLE ENTRANCE, PARKING SHALL BE LOCATED ALONG THE SHORTEST ACCESSIBLE ROUTE TO THE ACCESSIBLE ENTRANCE.
20. BARRIER FREE CAR PARKING SPACES SHALL BE A MINIMUM OF 8 FEET WIDE WITH AN ACCESSIBLE 5 FEET WIDE MINIMUM VAN ACCESSIBLE PARKING SPACE SHALL BE AT LEAST 11 FEET WIDE WITH A 5' WIDE ACCESS AISLE. VAN ACCESSIBLE SPACES ARE ALSO ACCESSIBLE WITH AN 8 FOOT WIDE AND 8 FOOT WIDE ACCESS AISLE. THE ACCESS AISLE IN ALL CASES MUST EXTEND THE FULL LENGTH OF THE PARKING SPACE.
21. SURFACE SLOPES WITHIN THE PARKING SPACES AND AISLES SHALL NOT EXCEED 2% (1:48).
22. ACCESSIBLE AREAS INCLUDING PARKING SPACES, AISLES AND PATHWAYS, REQUIRE A MINIMUM VERTICAL CLEARANCE OF 8 FEET.
23. ACCESSIBLE PARKING SPACES ARE REQUIRED TO BE IDENTIFIED BY SIGNS. THE SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, VAN PARKING SPACES ARE REQUIRED TO BE DESIGNATED AS "VAN ACCESSIBLE." REFER TO DETAILS ON THIS SHEET.
24. ACCESSIBLE STAIRS SHALL HAVE A UNIFORM RISER HEIGHT AND UNIFORM TREAD DEPTH. RISERS SHALL BE 4 INCHES MINIMUM AND 6 INCHES MAXIMUM. TREADS SHALL BE AT LEAST 11 INCHES IN DEPTH. OPEN RISERS ARE NOT PERMITTED.



BARRIER FREE SIGN AND POST DETAIL

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Item 5.

PEA GROUP

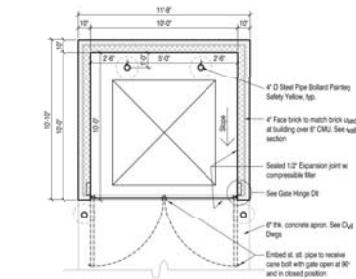
t: 844.813.2949
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0 10 20 40
SCALE: 1" = 20'

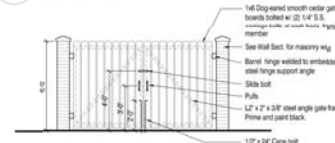


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Plan at Dumpster Enclosure

Scale: 1/4" = 1'-0"



Elevation at Dumpster Enclosure

Scale: 1/4" = 1'-0"

SHELTER
DESIGN STUDIO LLC
104 W. Fourth St., Suite 303
Royal Oak, Michigan 48067
248.629.7153 ph 248.629.7154 fax
www.SHELTERSTUDIO.COM

Project
Pine Village of Madison Heights
30031 Dequindre Road
Madison Heights, MI 48050

Drawing No: 1/3

Drawing Title
Dumpster Enclosure

Issued For: _____ Date: 01.11.2021
Issue: _____

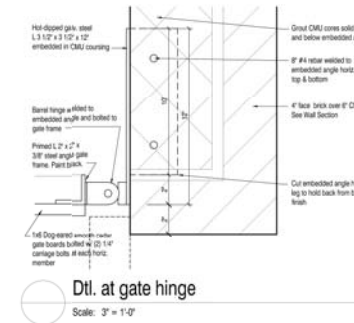
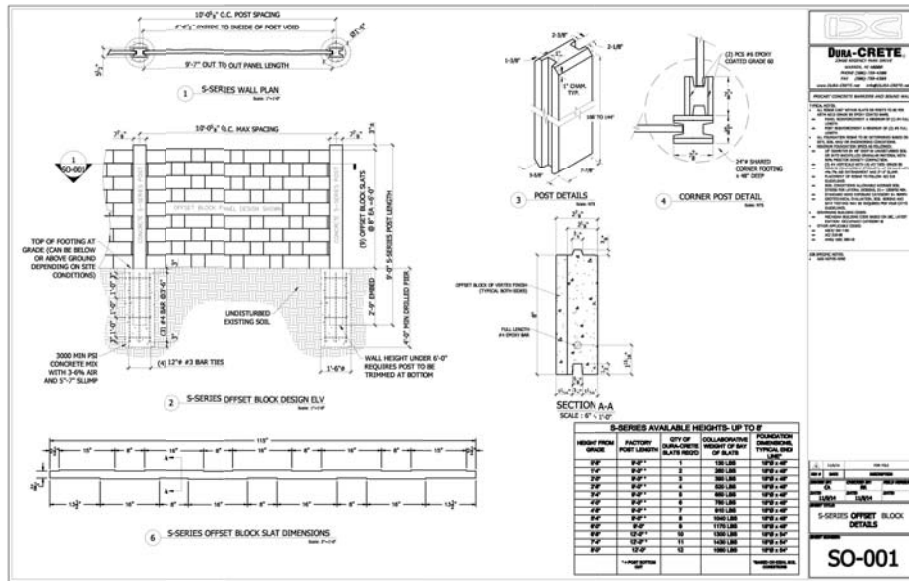
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Royal Oak, Michigan 48067
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Project
Pine Village of Madison Heights
30031 Dequindre Road
Madison Heights, MI 48050

Drawing No: 2/3

Drawing Title
Dumpster Enclosure

Issued For: _____ Date: 01.11.2021
Issue: _____



DTL. at gate hinge

Scale: 3" = 1'-0"

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Project
Pine Village of Madison Heights
30031 Dequindre Road
Madison Heights, MI 48050

Drawing No: 3/3

Drawing Title
Dumpster Enclosure

Issued For: _____ Date: 01.11.2021
Issue: _____

CLIENT
HUDSON MADISON II LLC
240 WEST MAPLE ROAD, SUITE 230
BIRMINGHAM, MICHIGAN 48201

PROJECT TITLE
THE RESERVE AT RED RUN - PHASE II
30151, 30171, 30183 DEQUINDE RD.
MADISON HEIGHTS, CLARK COUNTY, MI

REVISIONS

ORIGINAL ISSUE DATE:
JUNE 23, 2022

DRAWING TITLE

NOTES AND DETAILS

PEA JOB NO. 2019-236A

P.M. JPS

C.N. MT

DES. KPS

DRAWING NUMBER

C-9.0

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0 10 20 40
SCALE: 1" = 20'



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HUDSON MADISON II LLC
200 WEST MAPLE ROAD, SUITE 210
MISSISSAUGA, ONTARIO L4X 1L7

CLIENT
HUDSON MADISON II LLC
200 WEST MAPLE ROAD, SUITE 210
MISSISSAUGA, ONTARIO L4X 1L7

PROJECT TITLE
THE RESERVE AT RED RUN - PHASE II
30151, 30171, 30183 DEQUINDRE RD.
MISSISSAUGA, ONTARIO L4X 1L7

REVISIONS

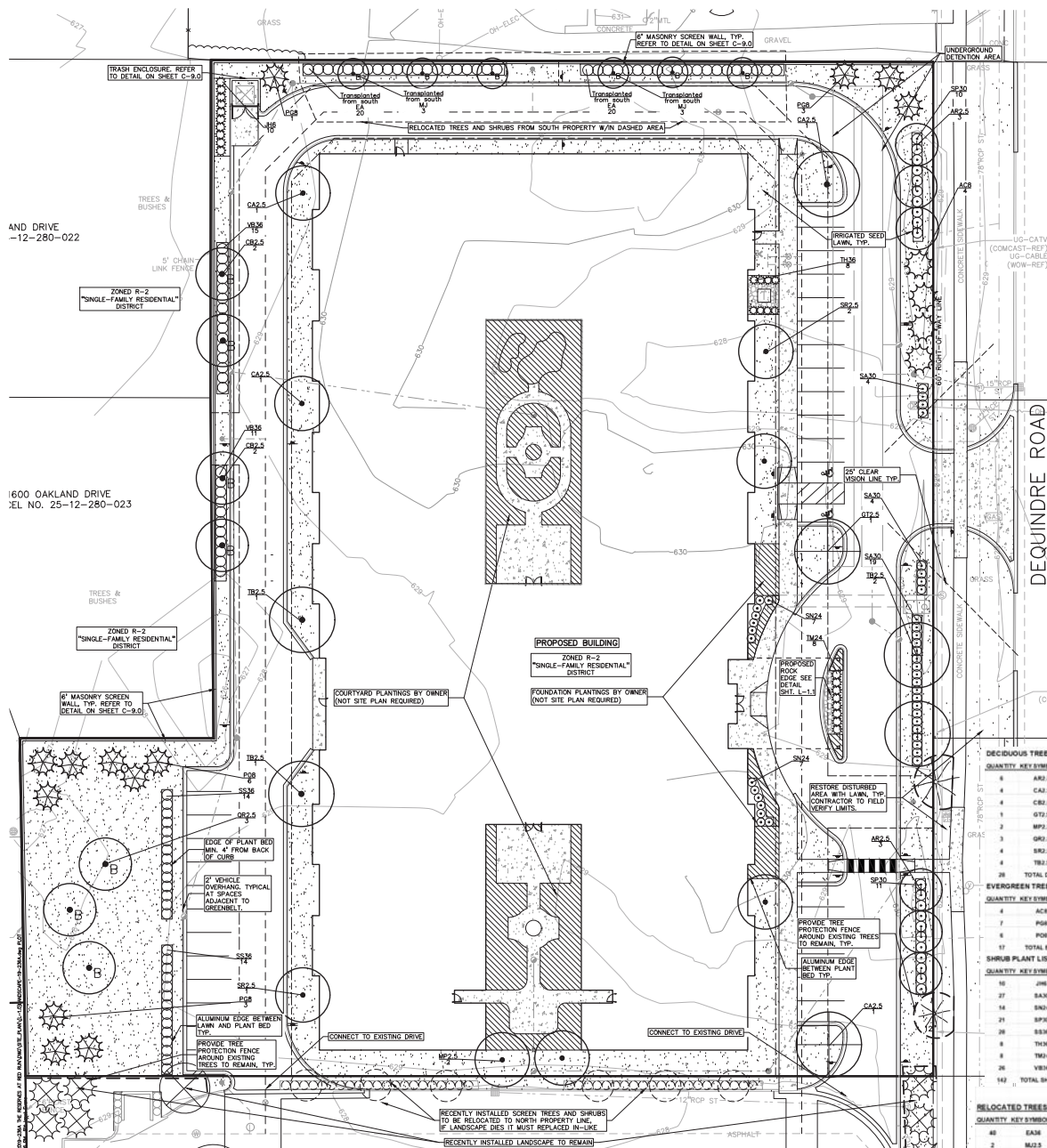
ORIGINAL ISSUE DATE:
JUNE 23, 2022
DRAWING TITLE

PRELIMINARY LANDSCAPE PLAN

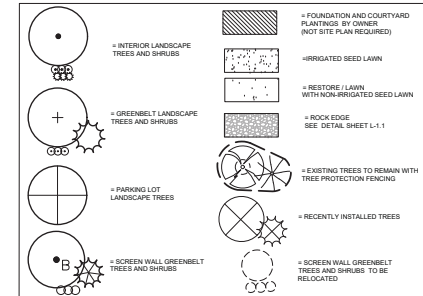
PEA JOB NO. 2019-236A

P.M. JPE
D.N. JLE
DRAWING NUMBER

L-1.0



KEY



LANDSCAPE CALCULATIONS:

PER CITY OF MADISON HEIGHTS ZONING ORDINANCE; PROPOSED ZONING RM

INTERIOR LANDSCAPE

REQUIRED: INTERIOR LANDSCAPE AREAS SHALL BE PROVIDED, EQUAL TO AT LEAST 5% OF THE TOTAL IMPERVIOUS AREA (RAILS AND PAVT).
1 - 2.5" DEC. TREE FOR EVERY ADDITIONAL 400 SF OF REQUIRED INTERIOR LANDSCAPE AREA, 8" EVG. TREES, OR WIDE SHRUBS FOR EVERY ADDITIONAL 400 SF OF INTERIOR LANDSCAPE AREA.
TOTAL IMPERVIOUS AREA: 83,245 SF X 5% = 4162 SF / 400 = 10 DEC. TREES AND 22 SHRUBS

PROVIDED: 11 - 2.5" DEC. TREES AND 22 - 18" HIGH/WIDE SHRUBS
8,795 SF OF LANDSCAPE AREA

GREENBELT LANDSCAPE AT DEQUINDRE RD.

REQUIRED: 1 - 2.5" CALIPER DEC. TREE FOR EVERY 30 LF OF REQUIRED GREENBELT AND 4 - 24"-30" HEIGHT SHRUBS FOR EVERY 30 LF
308.6 - 25 (DRIVE/WALK) = 352.6 LF OF GREENBELT / 30 LF = 12 TREES AND 48 SHRUBS REQUIRED

PROVIDED: 8 - 2.5" DEC. 4 - 8" HT. EVG. AND 48 - 24" HIGH/WIDE SHRUBS

PARKING LOT LANDSCAPING

REQUIRED: 1 - 2.5" CALIPER DEC. TREE FOR EVERY 100 SF OF REQUIRED PARKING DECK/PAVING SPACE AND 1 - 2.5" CALIPER DECK/PAVING SPACE 4 SF OF LANDSCAPING PER SPACE = 160 SF REQUIRED
160 SF REQUIRED LANDSCAPING / 100 SF = 2 TREES REQUIRED

PROVIDED: 2 - 2.5" DEC. TREES, 630 SF PARKING LOT LANDSCAPING AREA

SCREEN WALL GREENBELT

REQUIRED: A COMBINATION OF A SCREEN WALL AND LANDSCAPE AREA INTENDED TO FORM A COMPLETE BARRIER AT LEAST SIX FEET IN HEIGHT.
1 - 2.5" DEC. OR 8" HT. EVG. TREE / 30 LF AND 4 SHRUBS / 30 LF

WEST/NORTH PROPERTY LINE: 463.5 LF / 30 = 16 TREES AND 64 SHRUBS

NORTH P/L: 1 - 2.5" DEC. OR 8" HT. EVG. TREE / 30 LF AND 4 SHRUBS / 30 LF
40 TRANSPLANTED SHRUBS FROM SOUTH P/L BUFFER
4, PROPOSED 8" HT. EVG.

GENERAL PLANTING NOTES:

- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON ANY PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS D.I.D. 1-800-488-7171. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
- ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERMEN STANDARDS FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1, GRADE.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORMED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
- ALL MULTISTEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
- ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
- ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
- NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES. HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
- ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
- IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED FROM ALL BUILDINGS.
- ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH FREE DRAINAGE; SEE SPECIFICATIONS. SHREDDED PALLET AND TIED MULCH WILL NOT BE ACCEPTED.
- ALL LANDSCAPE AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
- SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
- FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.
- CONTRACTOR SHALL NOT INSTALL PLANTS UNDER BUILDING OVERHANGS AND SHALL NOTIFY LANDSCAPE ARCHITECT IF DRAINAGE CONFLICT WITH BUILDING OVERHANGS.
- TREES SHALL NOT CONFLICT/BLOCK PROPOSED REGULATORY/ DIRECTION SIGNAGE, MONUMENT SIGNS, ADDRESS OR LIGHT POLES. SHIFT TREES AS NECESSARY. TYP.

DECIDUOUS TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC.
6	AR2.5	Bowhall Maple	Acer arboreum 'Bowhall'	2.5" Cal.	B.A.B.
4	CA2.5	American Hornbeam	Carpinus canadensis	2.5" Cal.	B.A.B.
4	CB2.5	Upright European Hornbeam	Carpinus betulus 'Pendula'	2.5" Cal.	B.A.B.
1	QD2.5	Stylosis Hornbeam	Quercus macrocarpa 'Stylosis'	2.5" Cal.	B.A.B.
3	MP2.5	Pennsylvanian Oak	Malus pennsylvanica	2.5" Cal.	B.A.B.
3	QR2.5	Red Oak	Quercus rubra	2.5" Cal.	B.A.B.
4	BR2.5	Japanese Tree Lilac	Syringa reticulata 'Inuyuki'	2.5" Cal.	B.A.B.
4	SL2.5	Blackburnian Lily	Lilium americanum	2.5" Cal.	B.A.B.

EVERGREEN TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC.
4	ACR	Concolor Fir	Abies concolor	6-10' Ht.	sp. spec.
7	PGR	Black Hills Spruce	Picea glauca 'Densata'	8" Ht.	B.A.B.
6	RDR	Sedition Spruce	Picea canadensis	8" Ht.	B.A.B.

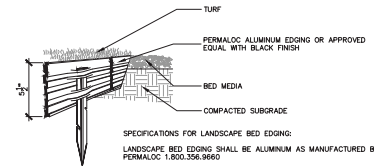
SHRUB PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC.
10	JMR	Hardy Columnar Juniper	Juniperus chinensis 'Moldenke'	8"	B.A.B.
27	BA20	Anthony Water Spruce	Spirea x 'Anthony Water'	30" Ht.	Cont.
14	BA20	Neon Flash Spirea	Spirea japonica 'Neon Flash'	24" Ht.	B.A.B.
21	SP30	Miss Kim Lilac	Syringa patula 'Miss Kim'	30" Ht.	Cont.
28	BS30	Swainsong Spirea	Spirea japonica 'Swainsong'	30" Ht.	Cont.
4	TR30	White Yew	Taxus x 'media 'Nana'	30" Ht.	Cont.
4	TR30	Donna Yew	Taxus x 'media 'Donna'	30" Ht.	Cont.
26	VB30	Blue Muffin Viburnum	Viburnum dentatum 'Choclate'	30" Ht.	Cont.

RELOCATED TREES AND SHRUBS FROM SOUTH PROPERTY LINE

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC.
40	EA36	Compact Burning Bush	Euonymus alatus 'Compactus'	36" Ht.	Cont.
2	MB36	Marble Crab	Malus 'Marble'	3.5" Cal.	Cont.
4	MB36	Marble Crab	Malus 'Marble'	3.5" Cal.	Cont.
46	TOTAL	RELOCATED PLANTS			

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SPECIFICATIONS FOR LANDSCAPE BED EDGING:
LANDSCAPE BED EDGING SHALL BE ALUMINUM AS MANUFACTURED BY PERMALOC 1.800.356.9660

8" OR 16" SECTIONS SHALL BE USED WITH ONE STAKE PER 38" OF EDGING

EDGING SHALL BE $\frac{3}{8}$ " THICK X 4" DEPTH WHEN ADJ. TO MULCH AND
 $\frac{3}{8}$ " THICK X 5 $\frac{1}{2}$ " DEPTH WHEN ADJ. TO ROCK, FINISH: BLACK

STAKE SHALL SECURELY ENGAGE EDGING AND SHALL BE ENTIRELY

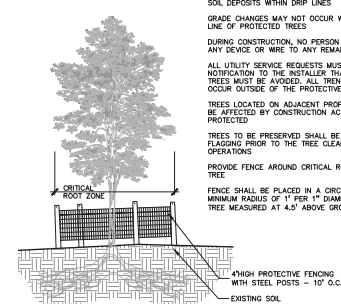
EDGING SHALL HAVE A MINIMUM OF 2" OF INTERLOCKING OVERLAP

INSTALL AS PER MANUFACTURER'S SPECIFICATIONS WITH TOP OF

EDGING $\frac{3}{4}$ "-1" ABOVE COMPACTED FINISH GRADE. FINISH GRADE TO BE COMPACTED ON BOTH SIDES OF EDGING TO MAINTAIN STABILITY

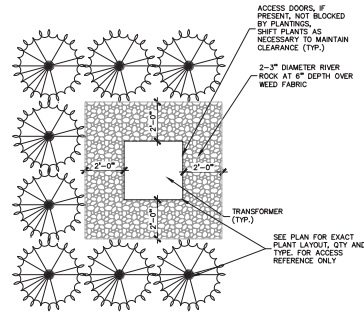
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6 ALUMINUM EDGE DETAIL
SCALE: 1/2" = 1'-0"

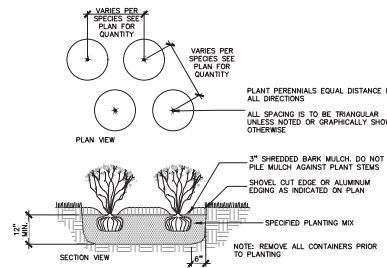


EXISTING SOIL

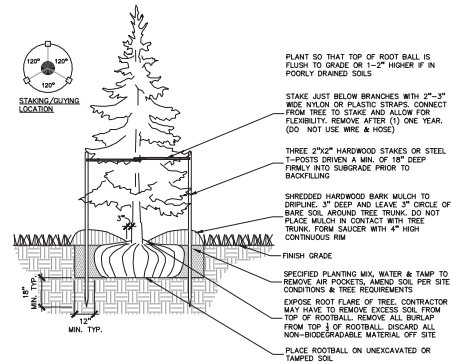
3 TREE PROTECTION DETAIL
SCALE: 1" = 3'-0"



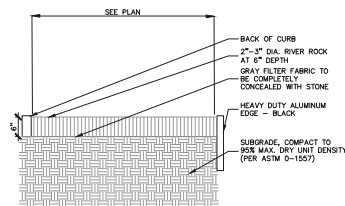
8 TRANSFORMER SCREENING DETAIL FOR ACCESS REF. ONLY
SCALE: 1" = 3'-0"



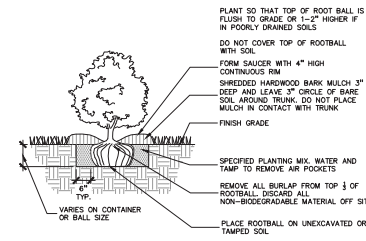
5 PERENNIAL PLANTING DETAIL
SCALE: 1" = 2'-0"



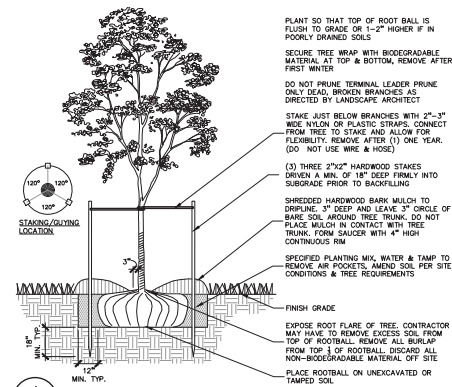
2 EVERGREEN TREE PLANTING DETAIL
SCALE: 1" = 3'-0"



7 ROCK EDGE DETAIL
SCALE: 1 1/2" = 1'-0"



4 SHRUB PLANTING DETAIL
SCALE: 1" = 2'-0"



1 DECIDUOUS TREE PLANTING DETAIL
SCALE: 1" = 3'-0"

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ORIGINAL ISSUE DATE:

DRAWING TITLE

LANDSC

DETAILS

DETAILS

REAL JOURNAL

PEA JOB NO. _____

PM

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DES

DRAWING NUMBER:

14

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Seal:



Note:

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:



Sheet Title:

Overall Floor Plan

Project Number:

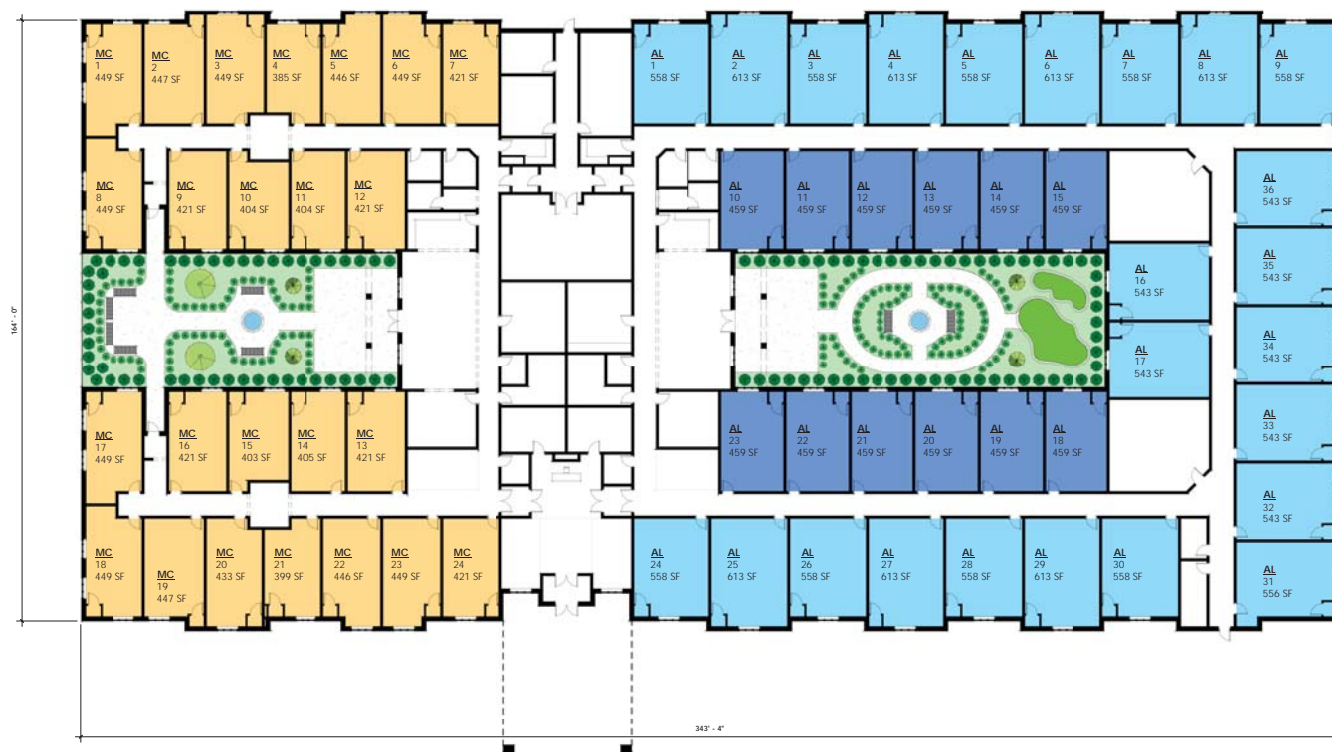
22-043

Scale:

1/16" = 1'-0"

Sheet Number:

A.100



Overall Floor Plan

$$1/16^{\circ} = 1^{\circ}-0'$$

[illegible]

Seal:



Note:

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:



Sheet Title:

Enlarged Floor
Plan (South)

Project Number:

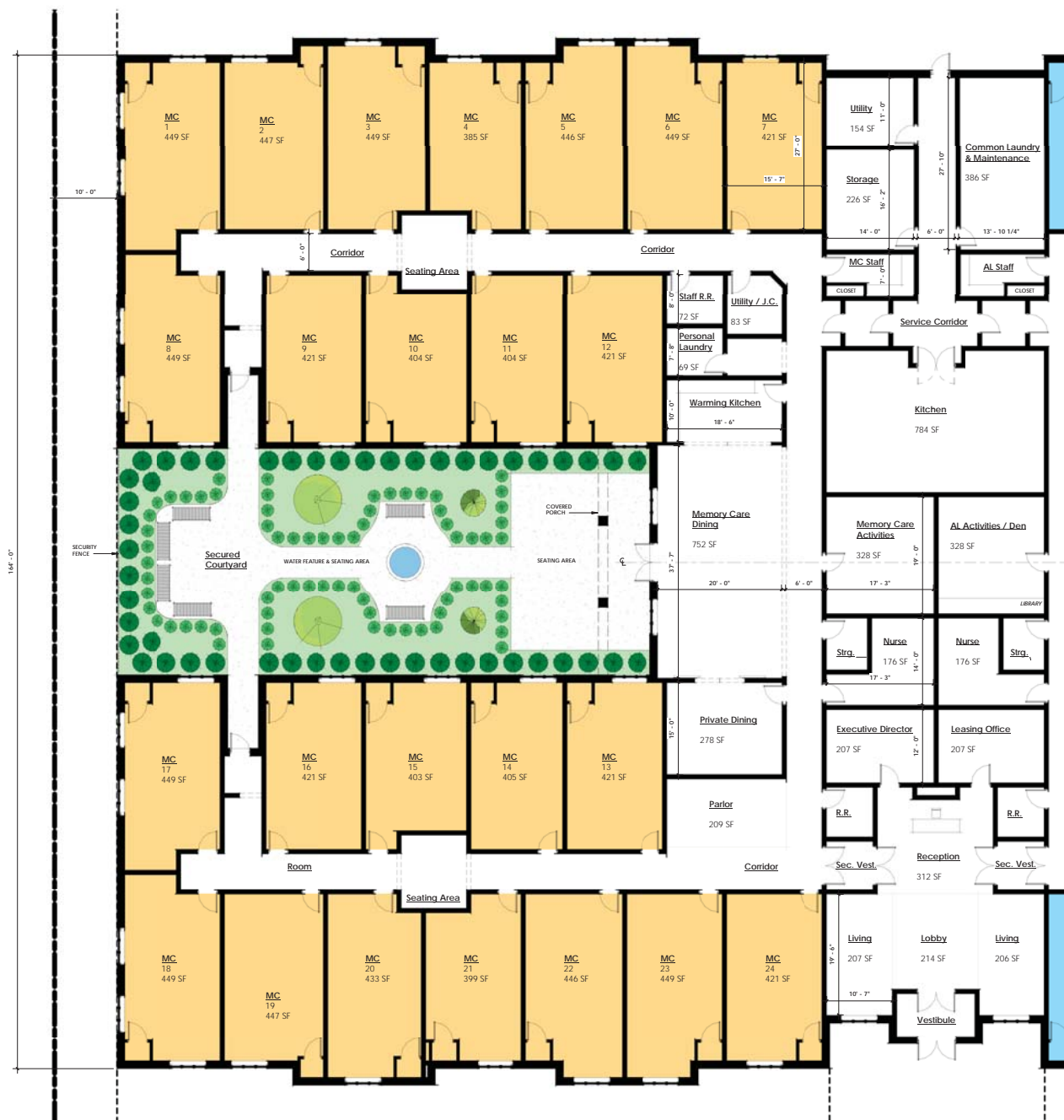
22-043

Scale:

 $1/8^{\circ} = 1'.0''$

Sheet Number:

A.101



Enlarged Floor Plan (South)

[illegible]

Seal:



Note:

Do not scale drawings. Use
calculated dimensions only.
Verify existing conditions in
field.

North Arrow:



Sheet Title:

Enlarged Floor
Plan (North)

Project Number: _____

22-043

Scale:

1/8" = 1'-0"

Sheet Number:

A.102

Enlarged Floor Plan (North)

$$\frac{1}{8}'' = 1' \cdot 0''$$

City Council Regular Meeting
Madison Heights, Michigan
June 27, 2022

A City Council Regular Meeting was held on Monday, June 27, 2022 at 7:30 PM at Fire Station 1 Training Room - 31313 Brush Street

PRESENT

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

ALSO PRESENT

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

Mayor Pro Tem Bliss gave the invocation and the Pledge of Allegiance followed.

CM-22-209. Additions/Deletions.

Motion made by Councilor Wright, Seconded by Councilor Rohrbach, to add the following items to tonight's agenda:

Under Reports, Item 11, Tentative Agreement between the Supervisor and Assistants Union (AFSCME Local 1917.33) and the City of Madison Heights, Item 12, Tentative Agreement between the Municipal Employees Union (TPOAM) and the City of Madison Heights, and Item 13, Tentative Agreement between the Department of Public Services Field Union (TPOAM) and City of Madison Heights.

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

Meeting Open To The Public

Kevin Wright, resident and member of the HREC, stated it was great that the Festival in the Park returned yesterday and stated that DPS did an awesome job. Last weekend was Juneteenth and it was nice to have back to back celebrations. Juneteenth doubled last year's attendance and the event was paid for by grants and run by volunteers. He thanked all the event sponsors and gave a special thank you to Madison Heights Citizens United Board of Directors for working hundreds of hours to put Juneteenth together. He also thanked Council for attending; it was perfect weather and he is already looking forward to next year's event.

City Clerk Rottmann read a text message received from Michael Howard thanking everyone for coming out and supporting the Juneteenth and DPS for helping with the event. He noted that Madison Heights is the 61st largest city in Michigan and hosted the largest Juneteenth celebration in Metro Detroit.

CM-22-210. Crystal Fox - Resignation from the Environmental Citizens Committee.

Motion made by Councilor Rohrbach, Seconded by Councilman Fleming, to accept the resignation from Crystal Fox from the Environmental Citizens Committee and declare the seat vacant and send a certificate of appreciation.

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

CM-22-211. Finance Director - FY 2022 Budget Amendments and FY 2023 Carryforwards.

Motion made by Councilwoman Aaron, Seconded by Councilor Wright, to approve the FY 2022 Budget Amendments and FY 2023 Carryforward as attached.

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

CM-22-212. Resolution Opening Marihuana Application Period.

Motion made by Mayor Pro Tem Bliss, Seconded by Councilor Rohrbach, to approve the Resolution which opens the Marihuana Application Period, as follows:

RESOLUTION ESTABLISHING ADDITIONAL APPLICATION
PERIOD AND PROCESS REGARDING THE ISSUANCE OF
MEDICAL MARIHUANA FACILITIES AND CO-LOCATED
ADULT-USE MARIHUANA LICENSES

WHEREAS, on June 13, 2022, the City Council of the City of Madison Heights adopted ordinance 2181 adopting a new Code of Ordinances by amending Article XVI, Chapter 7, Section 7-308 of the City's Code of Ordinances, to amend scoring criteria for Medical Marihuana Facilities and Co-Located Adult-Use Marihuana Establishments, to protect the public health, safety and welfare; and

WHEREAS, Section 7-406(b) allows Council by Resolution to establish application periods for available licenses of Medical Marihuana Facilities and Co-Located Adult-Use Marihuana Establishments; and

WHEREAS, since obtaining a Medical Marihuana Facilities license is required for obtaining Adult-Use Marihuana Establishment licenses that must be operated on a co-located parcel within the City's designated "Green Zone," pursuant to Sections 7-308

and 7-408, the selection of licensees will be based on the requirements set forth in Sections 7-305, 7-307, and 7-308.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MADISON HEIGHTS HEREBY RESOLVES:

1. The City Council shall declare the application period for any available Medical Marihuana Facilities and Co-Located Adult-Use Marihuana Establishments licenses to be open until August 12, 2022 at 11:00 a.m. The City shall only accept applications for co-located Adult-use and Medical Marihuana Licenses during this declared application period.
2. Applications shall be required in electronic format via flash drive, USB, or file hosting service such as dropbox providing triplicate data storage devices with fees of \$500 per license type applied for being paid at the time the application is submitted; fees may be waived based upon prior applications for same legal entity and principal owners.
3. Applications received after August 12, 2022 at 11:00 a.m. will not be accepted. Incomplete applications will not be considered.

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

Voting Nay: Councilman Soltis

Motion Carried 6-1.

CM-22-213, Tentative Agreement between the Supervisors and Assistants Union (AFSCME Local 1917.33) and the City of Madison Heights.

Motion made by Mayor Pro Tem Bliss, Seconded by Councilor Rohrbach, to approve the Tentative Agreement between the Supervisors and Assistants Union (AFSCME Local 1917.33) and 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.

CM-22-214, Tentative Agreement between the Municipal Employees Union (TPOAM) and the City of Madison Heights.

Motion made by Mayor Pro Tem Bliss, Seconded by Councilor Wright, to approve the Tentative Agreement between the Municipal Employees Union (TPOAM) and 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.

CM-22-215, Tentative Agreement between the Department of Public Services Field Union (TPOAM) and City of Madison Heights.

Motion made by Councilor Wright, Seconded by Councilor Rohrbach, to approve the Tentative Agreement between the Department of Public Services Field Union (TPOAM) and City of Madison Heights.

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

CM-22-216. Parcel Redevelopment Program (Bid Award).

Motion made by Mayor Pro Tem Bliss, Seconded by Councilor Rohrbach, to award the Parcel Redevelopment program to HP Snap Investment for the purchased properties with an option to extend next year if tax foreclosure properties are available, pending final legal review of the contract and authorizing the City Manager to sign all related documents.

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

CM-22-217. Parcel Redevelopment Program (Properties).

Motion by Mayor Pro Tem Bliss, Seconded by Councilman Fleming, to authorize the City to purchase from Oakland County the following foreclosed parcels for the minimum bid which includes delinquent taxes, interest and fees along with any maintenance cost incurred by the Oakland County Treasurer's Office and to sell these parcels to HP Snap in accordance with the Parcel Redevelopment Program:

Parcel	Address
25-12-280-021	1600 Oakland Drive
25-12-280-022	1600 Oakland Drive
25-12-280-023	1600 Oakland Drive
25-13-301-021	27741 Groveland Street
25-14-401-022	27847 Hampden Street
25-23-481-007	71 W Dallas Ave
25-24-102-007	26628 Groveland Street

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

CM-22-218. Council Chambers Broadcast Equipment Improvements for Civic Center Complex Project.

Motion made by Mayor Pro Tem Bliss, Seconded by Councilman Soltis, to approve a contract with Advanced Lighting and Sound for this project in the amount of \$18,797 as being in the best interest of the City.

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

CM-22-219. Ordinance 2183 - 2021 Property Maintenance Code - Second Reading.

Motion made by Councilwoman Aaron, Seconded by Councilor Rohrbach, to adopt Ordinance No. 2183, 2021 Property Maintenance Code, on Second Reading, as follows:

ORDINANCE NO. 2183
CITY OF MADISON HEIGHTS, OAKLAND COUNTY, MICHIGAN
AMENDMENT TO THE CODE OF ORDINANCES

An ordinance to amend ordinance 571 being an ordinance codifying and adopting a new Code of Ordinances for the City of Madison Heights by amending Chapter 6, Article VII, to adopt a property maintenance code to insure the public health, safety, and welfare.

THE CITY OF MADISON HEIGHTS ORDAINS:

Section 1.

The existing sections 6-141 and 6-142 of Article VII of Chapter 6 of the Madison Heights Code of Ordinances are hereby repealed and the following new sections are hereby adopted to stand in their place:

ARTICLE VII. PROPERTY MAINTENANCE CODE
DIVISION 1. GENERALLY

Sec. 6-141. - Adoption.

There is hereby adopted by reference the International Property Maintenance Code, 2021 Edition, as promulgated, published and approved by the International Code Council, Inc., together with all amendments, references and supplements are hereby

adopted by reference as if fully set forth herein except as otherwise set out in the Code of Ordinances; provided, that any provisions thereof are not in conflict of any provisions of this Code of Ordinances. The building official is designated as the enforcing agent to discharge the responsibilities and enforce the provisions of this code.

Sec. 6-142. - Amendments, deletions and additions.

The following sections and subsections of the International Property Maintenance Code, 2021 Edition, are hereby amended or deleted, and additional sections and subsections are added as hereinafter set forth. Subsequent section numbers used herein shall refer to the like numbered sections or subsections of the International Property Maintenance Code.

THE REMAINDER OF THIS SECTION IS UNALTERED AND REMAINS IN FULL FORCE AND EFFECT AS IT WAS PRIOR TO THIS AMENDMENT.

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

CM-22-220. Ordinance 2186 - 2021 International Fire Code - Second Reading.

Motion made by Councilwoman Aaron, Seconded by Councilor Wright, to adopt Ordinance No. 2186, 2021 International Fire Code on Second Reading, as follows:

ORDINANCE NO. 2186
CITY OF MADISON HEIGHTS, OAKLAND COUNTY, MICHIGAN
AMENDMENT TO THE CODE OF ORDINANCES

An Ordinance to amend Ordinance No. 571, being an Ordinance codifying and adopting a new Code of Ordinances for the City of Madison Heights by amending Chapter 12-26 and 12-27, of the Code of Ordinances to adopt by reference the 2021 Edition of the International Fire Code, including Appendix Chapters B,C,D,E, F and G, as published by the International Fire Code Council, to protect the public health, safety, welfare and property within the City of Madison Heights.

THE CITY OF MADISON HEIGHTS ORDAINS:

Sec. 12-26. – Adoption of fire prevention code.

A certain document, a copy of which is on file in the office of the City Clerk of the City of Madison Heights, being marked and designated as the 2021 Edition of the International Fire Code, including Appendix Chapters B, C, D, E, F, G, and H, as

published by the International Code Council, is hereby adopted by reference as the code of the City of Madison Heights for regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises in the City of Madison Heights and providing for the issuance of permits for fire suppression systems, fire alarm systems and other uses or operations; and each and all of the regulations, provisions, conditions and terms of such International Fire Code, 2021 Edition, published by the International Code Council, on file in the office of the City Clerk are hereby referred to, adopted and made a part hereof as if fully set forth in this chapter

Sec. 12-27. - Amendments to the 2021 Edition of the International Fire Code.

The following sections of the 2021 Edition of the International Fire Code are amended, deleted, supplemented, or additional sections added as follows:

THE REMAINDER OF THIS SECTION IS UNALTERED AND REMAINS IN FULL FORCE AND EFFECT AS IT WAS PRIOR TO THIS AMENDMENT.

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

CM-22-221. Regular City Council Minutes of June 13, 2022 and Special City Council Minutes of June 20, 2022.

Motion made by Councilwoman Aaron, Seconded by Councilor Wright, to approve the Regular City Council Minutes of June 13, 2022 and Special City Council Minutes of June 20, 2022, as printed.

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

COUNCIL COMMENTS

Councilwoman Aaron stated that the last three weekends in Madison Heights has been really busy and wants to give a big shout out for anyone who helped with any of these events, Pride Picnic, Juneteenth, and the Festival in the Park. She thanked Brooke Heisler for the great job that she did on the Festival in the Park event.

Mayor Pro Tem Bliss stated that he missed these great events due to a breakthrough COVID case. It was the first Festival in the Park that he has missed in his entire lifetime, but he will be back for the next one. He gave kudos to the Juneteenth event and Citizens United for their work on the event and commented that he was sad that he had to miss it, but he will be there next year.

Councilor Wright echoed the sentiments on the Festival in the Park, noting a superb job was done by DPS and Brooke Heisler on the event. He also stated that the Police did an awesome job and it made our city look fantastic. Many people from surrounding communities attended these events. He continued that Juneteenth was a great event and hats off to all those involved. He believes that it is important that the City stay involved in the Juneteenth event. Just remember to be kind, there are a lot of tough things going on in this world right now.

City Attorney Sherman had no comments this evening.

City Attorney Marsh had no comments this evening.

City Clerk Rottmann stated that absentee applications are available in the City Clerk's office. Voter ID cards were just mailed to all registered voters as required by law. This is due to redistricting and all the legislative numbers in Madison Heights changing. If you receive a card for someone who no longer lives at your residence, please notify our office. We are required by law to send out a card to anyone still registered. They may not have changed their voter registration address when they moved and this will help us initiate clarification of where they should be registered.

Councilor Rohrbach echoed the sentiments on the Festival in the Park. The Festival was an amazing event and very special thank everyone for their work, especially Brooke Heisler. The Juneteenth event was a powerful celebration and received positive praise - thank you for all the planning and work of Citizens United. The Pride Picnic was fantastic. Upcoming events include a Native Plant Sale, Book Sale, and Trail Tunes. Get your absentee ballot and plan on participating in our democracy. Do your research and see what you are voting on. After the overturning of Roe v Wade by the Supreme Court, many like me are feeling upset and frustrated and ready to take action. The biggest way we can take action is to vote for those that will support the values of the community in our State Legislature.

Councilman Fleming announced that the Crime Commission has a new chair, Martha Covert. The Crime Commission is inviting Attorney General Nessel to speak about consumer protection and fraud. This will be good information for all and once date is settled, an announcement will be made. July is Minority Mental Health Month and it is important to support all those that are suffering. He is hoping to partner with Oakland County on some future mental health programming.

Councilman Soltis stated that Martha Covert is an incredible asset to the community. He apologize to anyone he offended with his statement at the last meeting. He congratulated Sheriff Bouchard for obtaining the "2022 Michigan Sheriff of the Year" award from the Michigan Sherriff's Association.

Mayor Grafstein noted that the bulk of the events held in the City are organized and funded by private groups. If anyone wants to host here, please reach out. Civic Center Park is a great place to host an event and these events are great for the community, businesses and surrounding the communities as well. Mental Health month should be addressed every day, not just for a month. We need to be aware of mental health every day. The next City Council meeting is July 11th.

CM-22-222. Adjournment.

There being no further business, Mayor Grafstein adjourned the meeting at 8:08 p.m.

Roslyn Grafstein
Mayor

Cheryl E. Rottmann
City Clerk

**CITY OF MADISON HEIGHTS
AMENDED BUDGET
FY 2021-22**

	FY 2021-22		FY 2020-21		Prior	6/27/2022		6/27/2022		FY 2021-22
	Adopted		Carryforward		Approved	Amendments		Carryforward		Amended
	Budget				Amendments		Amendments			Budget
General Fund										
<u>Revenues</u>										
Property Taxes	\$ 20,899,138	\$	-	\$	-	\$	154,148	\$	-	\$ 21,053,286
Business Licenses/Permits	417,800		-		-		112,906		-	530,706
Non-Business License/Permits	633,525		-		-		-		-	633,525
Federal Shared Revenues	7,000		-		-		-		-	7,000
State Shared Revenues	5,181,767		-		-		392,054		-	5,573,821
Other Governmental Revenues	38,500		-		-		-		-	38,500
County Shared Revenues	61,000		-		-		-		-	61,000
SMART Shared Revenues	70,019		-		-		-		-	70,019
Court Revenues	1,295,000		-		-		(162,520)		-	1,132,480
Charges for Services	312,044		-		-		-		-	312,044
Sales - Miscellaneous	15,200		-		-		-		-	15,200
Recreation Program Revenues	221,500		-		-		-		-	221,500
Miscellaneous Revenues	1,884,563		-		-		143,483		-	2,028,046
Sale of Fixed Assets	43,000		-		-		-		-	43,000
Departmental Charges	891,480		-		-		-		-	891,480
Transfers	85,053		-		-		-		-	85,053
(Contr. To)/Use of Fund Balance	995,934		1,399,380		367,687		-		(1,360,325)	1,402,676
Total Revenues	\$ 33,052,523	\$	1,399,380	\$	367,687	\$	640,071	\$	(1,360,325)	\$ 34,099,336
<u>Expenditures</u>										
Mayor & Council	\$ 58,304	\$	-	\$	-	\$	-	\$	-	\$ 58,304
City Manager	259,162		-		-		1,200		-	260,362
Finance	767,550		-		-		-		-	767,550
City Clerk	351,991		4,800		-		-		(4,200)	352,591
Information Technology	254,087		20,000		33,046		11,912		-	319,045
Insurance, Bonds & Transfers	257,786		-		-		22,000		-	279,786
Board of Review	3,243		-		-		-		-	3,243
General Administration	879,416		-		-		12,119		-	891,535
Assessing	219,021		-		-		-		-	219,021
Election	74,531		-		-		3,000		-	77,531
DPS-Municipal Building	194,653		150,000		-		481,400		-	826,053
Legal	335,695		-		-		27,300		-	362,995
DPS-Custodial & Maintenance	200,135		-		-		-		-	200,135
Human Resources	447,360		-		-		-		-	447,360
District Court	1,419,159		-		-		-		(2,600)	1,416,559
Police	11,642,190		248,492		24,230		-		(354,600)	11,560,312
Fire	6,976,419		322,981		229,155		-		(418,257)	7,110,298
DPS-Streets	875,475		252,275		5,744		81,140		(29,244)	1,185,390
DPS-Solid Waste	3,076,682		20,000		18,387		-		(405,124)	2,709,945
Community Development	1,085,188		6,900		-		-		-	1,092,088
DPS-Recreation	291,447		-		-		-		(1,500)	289,947
DPS-Parks	771,635		261,432		57,125		-		(137,300)	952,892
DPS-Nature Center	58,400		5,000		-		-		-	63,400
DPS-Active Adult Center	499,906		100,000		-		-		-	599,906
Library	1,026,030		7,500		-		-		(7,500)	1,026,030
Pension Obligation Debt Services	1,027,058		-		-		-		-	1,027,058
Total Expenditures	\$ 33,052,523	\$	1,399,380	\$	367,687	\$	640,071	\$	(1,360,325)	\$ 34,099,336

**CITY OF MADISON HEIGHTS
AMENDED BUDGET
FY 2021-22**

	FY 2021-22 Adopted Budget	FY 2020-21 Carryforward	Prior Approved Amendments	6/27/2022 Amendments	6/27/2022 Carryforward	FY 2021-22 Amended Budget
Major Streets						
<u>Revenues</u>						
State Shared Revenues	\$ 2,451,193	\$ -	\$ -	\$ -	\$ -	\$ 2,451,193
County Shared Revenues	143,649	-	-	-	-	143,649
Miscellaneous Revenues	-	-	-	-	-	-
Prior Years Fund Balance	(310,452)	190,000	-	-	(398,738)	(519,190)
Total Revenues	<u>\$ 2,284,390</u>	<u>\$ 190,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (398,738)</u>	<u>\$ 2,075,652</u>
<u>Expenditures</u>						
Construction	\$ 1,315,000	\$ -	\$ -	\$ -	\$ (246,738)	\$ 1,068,262
Maintenance	194,490	25,000	-	-	(12,000)	207,490
Traffic Services	155,994	-	-	-	-	155,994
Winter Maintenance	204,809	165,000	-	-	(140,000)	229,809
Administration	10,080	-	-	-	-	10,080
County Roads	104,017	-	-	-	-	104,017
Transfers	300,000	-	-	-	-	300,000
Total Expenditures	<u>\$ 2,284,390</u>	<u>\$ 190,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (398,738)</u>	<u>\$ 2,075,652</u>
Local Streets						
<u>Revenues</u>						
Property Taxes	\$ 1,701,795	\$ -	\$ -	\$ -	\$ -	\$ 1,701,795
State Shared Revenues	1,145,085	-	-	-	-	1,145,085
Miscellaneous Revenue	15,000	-	-	-	-	15,000
Transfers In	300,000	-	-	-	-	300,000
Prior Years Fund Balance	(728,870)	-	-	-	-	(728,870)
Total Revenues	<u>\$ 2,433,010</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,433,010</u>
<u>Expenditures</u>						
Construction	\$ 1,846,000	\$ -	\$ -	\$ -	\$ -	\$ 1,846,000
Maintenance	317,620	-	-	-	-	317,620
Traffic Services	188,996	-	-	-	-	188,996
Winter Maintenance	70,543	-	-	-	-	70,543
Administration	9,851	-	-	-	-	9,851
Transfers	-	-	-	-	-	-
Total Expenditures	<u>\$ 2,433,010</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,433,010</u>

**CITY OF MADISON HEIGHTS
AMENDED BUDGET
FY 2021-22**

	FY 2021-22 Adopted Budget	FY 2020-21 Carryforward	Prior Approved Amendments	6/27/2022 Amendments	6/27/2022 Carryforward	FY 2021-22 Amended Budget
<u>Parks Maintenance & Improvement Fund</u>						
<u>Revenues</u>						
Miscellaneous	\$ 34,000	\$ -	\$ -	\$ -	\$ -	\$ 34,000
Prior Years Fund Balance	4,215	-	-	-	-	4,215
Total Revenues	<u>\$ 38,215</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 38,215</u>
<u>Expenditures</u>						
Parks Maintenance & Improvement	\$ 38,215	\$ -	\$ -	\$ -	\$ -	\$ 38,215
Transfers				-	-	-
Total Expenditures	<u>\$ 38,215</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 38,215</u>
<u>Downtown Development Authority</u>						
<u>Revenues</u>						
Property Taxes	\$ 42,700	\$ -	\$ -	\$ -	\$ -	\$ 42,700
State Shared Revenues	35,213	-	-	-	-	35,213
Miscellaneous Revenue	500	-	-	-	-	500
Prior Years Fund Balance	20,108	7,500	-	-	-	27,608
Transfers In	-	-	-	-	-	-
Total Revenues	<u>\$ 98,521</u>	<u>\$ 7,500</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 106,021</u>
<u>Expenditures</u>						
Downtown Development	\$ 41,468	\$ 7,500	\$ -	\$ -	\$ -	\$ 48,968
Property Acquis/Demo	35,000			-	-	35,000
Transfers	22,053	-	-	-	-	22,053
Total Expenditures	<u>\$ 98,521</u>	<u>\$ 7,500</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 106,021</u>
<u>Drug Forfeiture Fund</u>						
<u>Revenues</u>						
Other Governmental Revenues	\$ 64,000	\$ -	\$ -	\$ -	\$ -	\$ 64,000
Miscellaneous Revenue	400	-	-	-	-	400
Transfers In	-	-	-	-	-	-
Prior Years Fund Balance	(13,400)	-	-	-	-	(13,400)
Total Revenues	<u>\$ 51,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 51,000</u>
<u>Expenditures</u>						
Drug Forfeiture - State	\$ 51,000	\$ -	\$ -	\$ -	\$ -	\$ 51,000
Drug Forfeiture - Federal	-	-	-	-	-	-
Total Expenditures	<u>\$ 51,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 51,000</u>

**CITY OF MADISON HEIGHTS
AMENDED BUDGET
FY 2021-22**

	FY 2021-22 Adopted Budget	FY 2020-21 Carryforward	Prior Approved Amendments	6/27/2022 Amendments	6/27/2022 Carryforward	FY 2021-22 Amended Budget
<u>Community Improvement Fund</u>						
<u>Revenues</u>						
Federal Shared Revenues	\$ 142,364	\$ -	\$ -	\$ -	\$ -	\$ 142,364
Miscellaneous Revenue	-	-	-	-	-	-
Prior Years Fund Balance	-	-	-	-	-	-
Total Revenues	<u>\$ 142,364</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 142,364</u>
<u>Expenditures</u>						
Community Development	\$ 142,364	\$ -	\$ -	\$ -	\$ -	\$ 142,364
Total Expenditures	<u>\$ 142,364</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 142,364</u>
<u>SAD Revolving Fund</u>						
<u>Revenues</u>						
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Revenue	4,000	-	-	-	-	4,000
Special Assessment Revenue	29,203	-	-	-	-	29,203
Transfers	-	-	-	-	-	-
Prior Years Fund Balance	-	-	-	-	-	-
Total Revenues	<u>\$ 33,203</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 33,203</u>
<u>Expenditures</u>						
Construction/Other Charges	\$ 30,703	\$ -	\$ -	\$ -	\$ -	\$ 30,703
Transfers	2,500	-	-	-	-	2,500
Total Expenditures	<u>\$ 33,203</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 33,203</u>
<u>Fire Stations Debt Service</u>						
<u>Revenues</u>						
Property Taxes	\$ 446,763	\$ -	\$ -	\$ -	\$ -	\$ 446,763
State Shared Revenues	27,549	-	-	-	-	27,549
Miscellaneous Revenue	-	-	-	-	-	-
Prior Years Fund Balance	(26,383)	-	-	-	-	(26,383)
Total Revenues	<u>\$ 447,929</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 447,929</u>
<u>Expenditures</u>						
Debt Service	\$ 447,929	\$ -	\$ -	\$ -	\$ -	\$ 447,929
Total Expenditures	<u>\$ 447,929</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 447,929</u>

**CITY OF MADISON HEIGHTS
AMENDED BUDGET
FY 2021-22**

	FY 2021-22 Adopted Budget	FY 2020-21 Carryforward	Prior Approved Amendments	6/27/2022 Amendments	6/27/2022 Carryforward	FY 2021-22 Amended Budget
<u>Water & Sewer Fund</u>						
<u>Revenues</u>						
Sales of Water	\$ 4,655,870	\$ -	\$ -	\$ -	\$ -	\$ 4,655,870
Sales of Sewer	6,547,212	-	-	-	-	6,547,212
Charges for Services	50,000	-	-	-	-	50,000
Miscellaneous	173,800	-	-	-	-	173,800
Sale of Fixed Assets	5,000	-	-	-	-	5,000
Department Charges	119,700	-	-	-	-	119,700
Transfers	0	-	-	-	-	-
Prior Years Fund Balance	411,107	935,115	76,000	-	(320,000)	1,102,222
Total Revenues	<u>\$ 11,962,689</u>	<u>\$ 935,115</u>	<u>\$ 76,000</u>	<u>\$ -</u>	<u>\$ (320,000)</u>	<u>\$ 12,653,804</u>
<u>Expenditures</u>						
Water Purchased	\$ 2,342,837	\$ -	\$ -	\$ -	\$ -	\$ 2,342,837
Water System Maintenance	750,882	-	-	-	-	750,882
Water Tapping & Installation	43,500	-	-	-	-	43,500
Water Depreciation	0	-	-	-	-	-
Sewage Disposal	4,727,458	-	-	-	-	4,727,458
Sewer System Maintenance	538,343	-	-	-	-	538,343
Sewer Depreciation	0	-	-	-	-	-
General Service Building	189,275	-	-	-	-	189,275
General Administration	1,771,028	2,300	76,000	-	-	1,849,328
Capital Outlay	1,447,694	932,815	-	-	(320,000)	2,060,509
Debt Administration	151,672	-	-	-	-	151,672
Total Expenditures	<u>\$ 11,962,689</u>	<u>\$ 935,115</u>	<u>\$ 76,000</u>	<u>\$ -</u>	<u>\$ (320,000)</u>	<u>\$ 12,653,804</u>
<u>Motor Pool and Equipment Fund</u>						
<u>Revenues</u>						
Contributions - General Fund	\$ 895,640	\$ -	\$ -	\$ -	\$ -	\$ 895,640
Contributions - Water/Sewer	104,846	-	-	-	-	104,846
Fund Balance	-	-	-	-	-	-
Total Revenues	<u>\$ 1,000,486</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,000,486</u>
<u>Expenditures</u>						
Motorpool	\$ 1,000,486	\$ -	\$ -	\$ -	\$ -	\$ 1,000,486
Total Expenditures	<u>\$ 1,000,486</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,000,486</u>

**CITY OF MADISON HEIGHTS
AMENDED BUDGET
FY 2021-22**

	FY 2021-22		FY 2020-21		Prior		6/27/2022		6/27/2022		FY 2021-22
	Adopted		Carryforward		Approved		Amendments		Carryforward		Amended
	Budget				Amendments		Amendments				Budget
<u>Department of Public Services Fund</u>											
<u>Revenues</u>											
Contributions - General Fund	\$	615,737	\$	-	\$	-	\$	-	\$	-	\$ 615,737
Contributions - Major Street		185,366		-		-		-		-	185,366
Contributions - Local Street		230,883		-		-		-		-	230,883
Contributions - Water/Sewer		1,115,508		-		-		-		-	1,115,508
Prior Years Fund Balance		-		-		-		-		-	-
Total Revenues	\$	2,147,494	\$	-	\$	-	\$	-	\$	-	\$ 2,147,494
<u>Expenditures</u>											
Department of Public Services	\$	2,147,494	\$	-	\$	-	\$	-	\$	-	\$ 2,147,494
Total Expenditures	\$	2,147,494	\$	-	\$	-	\$	-	\$	-	\$ 2,147,494
<u>Chapter 20 Drain Debt Service Fund</u>											
<u>Revenues</u>											
Property Taxes	\$	885,069	\$	-	\$	-	\$	-	\$	-	\$ 885,069
Total Revenues	\$	885,069	\$	-	\$	-	\$	-	\$	-	\$ 885,069
<u>Expenditures</u>											
Debt Service	\$	885,069	\$	-	\$	-	\$	-	\$	-	\$ 885,069
Total Expenditures	\$	885,069	\$	-	\$	-	\$	-	\$	-	\$ 885,069
Total Other Funds	\$	21,524,370	\$	1,132,615	\$	76,000	\$	-	\$	(718,738)	\$ 22,014,247
Total General and Other Funds	\$	54,576,893	\$	2,531,995	\$	443,687	\$	640,071	\$	(2,079,063)	\$ 56,113,583

EXHIBIT A
City of Madison Heights
Explanation of Amendments for FY 2021-22

General Fund Revenues (101)	Explanation	Amount	Account Number
Property Taxes	Tax Collections	\$ 154,148	101-011-402-4030
Business Licenses	Marijuana State	112,906	101-014-439-0000
State Shared Revenue	Local Community Stabilization Sharing	392,054	101-023-573-0000
Court Fines	Forecasted Court Revenue	(162,520)	101-027-604-1000
Miscellaneous Revenue	Insurance Distribution MMRMA	143,483	101-044-675-0001
Prior Years Fund Balance	Use of Fund Balance	-	101-053-692-6970
Total General Fund Revenues		<u>\$ 640,071</u>	

General Fund Expenditures (101)	Explanation	Amount	Account Number
City Manager - Mileage and Travel	Car Allowance	\$ 1,200	101-172-870-0000
IT - Contractual Services	Cisco Service Plan and Veeam backup	11,912	101-228-818-0000
Insurance - Insurance and Bonds	Self Insurance	22,000	101-236-962-9100
General Government - Improvements	Cable Room - Castus	12,119	101-248-987-0000
Elections - Forms and Printing	Voter ID Cards	3,000	101-262-729-0000
Building - Improvements	Partners In Architect phase 2.5	431,400	101-265-987-0000
Building - Improvements	Civic Center Project design and temporary location	50,000	101-265-987-0000
Legal - Hourly Rate-Legal	Legal Expenses	27,300	101-266-826-2000
Court - Forms and Printing	Transfer to Computer Services	(4,900)	101-286-729-0000
Court - Computer Services	Reallocation from Books and Forms accounts	8,600	101-286-818-3000
Court - Books	Transfer to Computer Services	(3,700)	101-286-978-0000
Streets - Street Lighting	Increased Electrical Cost	81,140	101-446-920-0000
Total General Fund Expenditures		<u>\$ 640,071</u>	

Total Exhibit A Budget Amendments \$ 640,071

**CITY OF MADISON HEIGHTS
AMENDED BUDGET FY 2022-23**

General Fund (101)	2022-23 ORIGINAL BUDGET	2021-22 CARRY FORWARD	2022-23 AMENDED BUDGET
<u>Revenues</u>			
Property Taxes	\$ 22,591,420	\$ -	\$ 22,591,420
Business Licenses/Permits	417,800	-	417,800
Non-Business License/Permits	668,525	-	668,525
Federal Shared Revenues	1,571,062	-	1,571,062
State Shared Revenues	5,819,092	-	5,819,092
Other Governmental Revenues	165,956	-	165,956
County Shared Revenues	61,000	-	61,000
SMART Shared Revenues	70,019	-	70,019
Court Revenues	1,374,000	-	1,374,000
Charges for Services	262,730	-	262,730
Sales - Miscellaneous	16,874	-	16,874
Parks and Recreation	234,000	-	234,000
Miscellaneous Revenues	1,651,663	-	1,651,663
Sale of Fixed Assets	50,000	-	50,000
Department Charges	891,480	-	891,480
Transfers In	84,869	-	84,869
Prior Years Fund Balance	5,299,210	1,360,325	6,659,535
Total Revenues	\$ 41,229,700	\$ 1,360,325	\$ 42,590,025
<u>Expenditures</u>			
Mayor & Council	\$ 58,306	\$ -	\$ 58,306
District Court	1,459,129	2,600	1,461,729
City Manager	262,383	-	262,383
Election	83,638	-	83,638
Assessing	219,021	-	219,021
Legal	335,695	-	335,695
City Clerk	398,073	4,200	402,273
Human Resources	473,001	-	473,001
Board of Review	3,043	-	3,043
General Administration	338,619	-	338,619
Finance	793,202	-	793,202
Information Technology	292,317	-	292,317
DPS-Municipal Building	58,588	-	58,588
DPS-Custodial & Maintenance	190,442	-	190,442
Police	12,602,204	354,600	12,956,804
Fire	7,520,989	418,257	7,939,246
Community Development	1,138,451	-	1,138,451
DPS-Streets	1,105,331	29,244	1,134,575
DPS-Solid Waste	2,999,813	405,124	3,404,937
DPS-Recreation	304,728	1,500	306,228
DPS-Nature Center	59,600	-	59,600
DPS-Parks	1,099,691	137,300	1,236,991
DPS-Active Adult Center	498,778	-	498,778
Library	913,384	7,500	920,884
Insurance	266,800	-	266,800
Debt Services	1,028,279	-	1,028,279
Transfers Out	6,726,195	-	6,726,195
Total Expenditures	\$ 41,229,700	\$ 1,360,325	\$ 42,590,025

**CITY OF MADISON HEIGHTS
AMENDED BUDGET FY 2022-23**

Major Streets (202)	2021-22 ORIGINAL BUDGET	2020-21 CARRY FORWARD	2021-22 AMENDED BUDGET
<u>Revenues</u>			
State Shared Revenues	\$ 2,425,224	\$ -	\$ 2,425,224
County Shared Revenues	78,919	-	78,919
Miscellaneous Revenues	-	-	-
Prior Years Fund Balance	(548,884)	398,738	(150,146)
Total Revenues	<u>\$ 1,955,259</u>	<u>\$ 398,738</u>	<u>\$ 2,353,997</u>
<u>Expenditures</u>			
Construction	\$ 1,025,000	\$ 246,738	\$ 1,271,738
Maintenance	163,332	12,000	175,332
Traffic Services	158,769		158,769
Winter Maintenance	199,468	140,000	339,468
Administration	10,484	-	10,484
County Roads	98,206	-	98,206
Transfers Out	300,000	-	300,000
Total Expenditures	<u>\$ 1,955,259</u>	<u>\$ 398,738</u>	<u>\$ 2,353,997</u>
Local Streets (203)	2021-22 ORIGINAL BUDGET	2020-21 CARRY FORWARD	2021-22 AMENDED BUDGET
<u>Revenues</u>			
Property Taxes	\$ 1,718,796	\$ -	\$ 1,718,796
State Shared Revenues	1,138,232	-	1,138,232
Miscellaneous Revenue	5,000	-	5,000
Transfers In	300,000	-	300,000
Prior Years Fund Balance	(302,931)	-	(302,931)
Total Revenues	<u>\$ 2,859,097</u>	<u>\$ -</u>	<u>\$ 2,859,097</u>
<u>Expenditures</u>			
Construction	\$ 2,321,000	\$ -	\$ 2,321,000
Maintenance	306,921	-	306,921
Traffic Services	155,775	-	155,775
Winter Maintenance	66,413	-	66,413
Administration	8,988	-	8,988
Transfers Out	-	-	-
Total Expenditures	<u>\$ 2,859,097</u>	<u>\$ -</u>	<u>\$ 2,859,097</u>

**CITY OF MADISON HEIGHTS
AMENDED BUDGET FY 2022-23**

Parks Maintenance & Improvement Fund (208)

	2021-22 ORIGINAL BUDGET	2020-21 CARRY FORWARD	2021-22 AMENDED BUDGET
<u>Revenues</u>			
Miscellaneous Revenue	\$ 43,246	\$ -	\$ 43,246
Prior Years Fund Balance	0	-	-
Total Revenues	<u>\$ 43,246</u>	<u>\$ -</u>	<u>\$ 43,246</u>
<u>Expenditures</u>			
Maintenance	\$ 43,246	\$ -	\$ 43,246
Transfers Out	-	-	-
Total Expenditures	<u>\$ 43,246</u>	<u>\$ -</u>	<u>\$ 43,246</u>

Downtown Development Authority (248)

	2021-22 ORIGINAL BUDGET	2020-21 CARRY FORWARD	2021-22 AMENDED BUDGET
<u>Revenues</u>			
Property Taxes	\$ 60,624	\$ -	\$ 60,624
State Shared Revenues	35,213	-	35,213
Miscellaneous Revenue	250	-	250
Prior Years Fund Balance	33,172	-	33,172
Transfers In	-	-	-
Total Revenues	<u>\$ 129,259</u>	<u>\$ -</u>	<u>\$ 129,259</u>
<u>Expenditures</u>			
Downtown Development Authority	\$ 107,390	\$ -	\$ 107,390
Transfers Out	21,869	-	21,869
Total Expenditures	<u>\$ 129,259</u>	<u>\$ -</u>	<u>\$ 129,259</u>

Drug Forfeiture Fund (264)

	2021-22 ORIGINAL BUDGET	2020-21 CARRY FORWARD	2021-22 AMENDED BUDGET
<u>Revenues</u>			
Other Governmental Revenues	\$ 64,000	\$ -	\$ 64,000
Miscellaneous Revenue	250	-	250
Transfers In	-	-	-
Prior Years Fund Balance	-	-	-
Total Revenues	<u>\$ 64,250</u>	<u>\$ -</u>	<u>\$ 64,250</u>
<u>Expenditures</u>			
Police	\$ 64,250	\$ -	\$ 64,250
Total Expenditures	<u>\$ 64,250</u>	<u>\$ -</u>	<u>\$ 64,250</u>

**CITY OF MADISON HEIGHTS
AMENDED BUDGET FY 2022-23**

Community Improvement Block Grant (276)	2021-22 ORIGINAL BUDGET	2020-21 CARRY FORWARD	2021-22 AMENDED BUDGET
<u>Revenues</u>			
Federal Shared Revenues	\$ 145,607	\$ -	\$ 145,607
Prior Years Fund Balance	-		-
Total Revenues	\$ 145,607	\$ -	\$ 145,607
<u>Expenditures</u>			
Community Development	\$ 145,607	\$ -	\$ 145,607
Total Expenditures	\$ 145,607	\$ -	\$ 145,607
Municipal Building Bond (370)	2021-22 ORIGINAL BUDGET	2020-21 CARRY FORWARD	2021-22 AMENDED BUDGET
<u>Revenues</u>			
Transfers In	\$ 275,000	\$ -	\$ 275,000
Total Revenues	\$ 275,000	\$ -	\$ 275,000
<u>Expenditures</u>			
Debt Service	\$ 275,000	\$ -	\$ 275,000
Total Expenditures	\$ 275,000	\$ -	\$ 275,000
Fire Station Debt Service (372)	2021-22 ORIGINAL BUDGET	2020-21 CARRY FORWARD	2021-22 AMENDED BUDGET
<u>Revenues</u>			
Property Taxes	\$ 409,886	\$ -	\$ 409,886
State Shared Revenues	25,000	-	25,000
Prior Years Fund Balance	24,828	-	24,828
Total Revenues	\$ 459,714	\$ -	\$ 459,714
<u>Expenditures</u>			
Debt Service	\$ 459,714	\$ -	\$ 459,714
Total Expenditures	\$ 459,714	\$ -	\$ 459,714
Fire Station Building (468)	2021-22 ORIGINAL BUDGET	2020-21 CARRY FORWARD	2021-22 AMENDED BUDGET
<u>Revenues</u>			
Transfers In	\$ 2,044,671	\$ -	\$ 2,044,671
Total Revenues	\$ 2,044,671	\$ -	\$ 2,044,671
<u>Expenditures</u>			
Capital Outlay	\$ 2,044,671	\$ -	\$ 2,044,671
Total Expenditures	\$ 2,044,671	\$ -	\$ 2,044,671

**CITY OF MADISON HEIGHTS
AMENDED BUDGET FY 2022-23**

<u>Municipal Building (470)</u>	2021-22 ORIGINAL BUDGET	2020-21 CARRY FORWARD	2021-22 AMENDED BUDGET
<u>Revenues</u>			
Bond Proceeds	\$ 6,321,000	\$ -	\$ 6,321,000
Transfers In	4,406,524	-	4,406,524
Total Revenues	<u>\$ 10,727,524</u>	<u>\$ -</u>	<u>\$ 10,727,524</u>
<u>Expenditures</u>			
Capital Outlay	\$ 10,727,524	\$ -	\$ 10,727,524
Total Expenditures	<u>\$ 10,727,524</u>	<u>\$ -</u>	<u>\$ 10,727,524</u>
<u>Water & Sewer Fund (590)</u>	2021-22 ORIGINAL BUDGET	2020-21 CARRY FORWARD	2021-22 AMENDED BUDGET
<u>Revenues</u>			
Sales of Water	\$ 4,655,870	\$ -	\$ 4,655,870
Sales of Sewer	6,547,212	-	6,547,212
Charges for Services	50,000	-	50,000
Miscellaneous Revenue	143,800	-	143,800
Sale of Fixed Assets	12,000	-	12,000
Department Charges	115,000	-	115,000
Transfers In	-	-	-
Prior Years Fund Balance	123,581	320,000	443,581
Total Revenues	<u>\$ 11,647,463</u>	<u>\$ 320,000</u>	<u>\$ 11,967,463</u>
<u>Expenditures</u>			
Water Purchased	\$ 2,421,155	\$ -	\$ 2,421,155
Water System Maintenance	836,569	-	836,569
Water Tapping & Installation	43,500	-	43,500
Sewage Disposal	4,813,502	-	4,813,502
Sewer System Maintenance	597,053	-	597,053
General Service Building	194,992	-	194,992
General Administration	1,405,325	-	1,405,325
Capital Outlay	1,183,580	320,000	1,503,580
Debt Service	151,787	-	151,787
Total Expenditures	<u>\$ 11,647,463</u>	<u>\$ 320,000</u>	<u>\$ 11,967,463</u>

**CITY OF MADISON HEIGHTS
AMENDED BUDGET FY 2022-23**

Motor Pool and Equipment Fund (641)	2020-21 ORIGINAL BUDGET	2019-20 CARRY FORWARD	2020-21 AMENDED BUDGET
<u>Revenues</u>			
Department Charges	\$ 994,211	\$ -	\$ 994,211
Prior Years Fund Balance	-	-	-
Total Revenues	<u>\$ 994,211</u>	<u>\$ -</u>	<u>\$ 994,211</u>
<u>Expenditures</u>			
Motorpool	\$ 994,211	\$ -	\$ 994,211
Total Expenditures	<u>\$ 994,211</u>	<u>\$ -</u>	<u>\$ 994,211</u>
 Department of Public Services (650)			
	2021-22 ORIGINAL BUDGET	2020-21 CARRY FORWARD	2021-22 AMENDED BUDGET
<u>Revenues</u>			
Department Charges	\$ 2,244,259	\$ -	\$ 2,244,259
Prior Years Fund Balance	-	-	-
Total Revenues	<u>\$ 2,244,259</u>	<u>\$ -</u>	<u>\$ 2,244,259</u>
<u>Expenditures</u>			
Department of Public Services	\$ 2,244,259	\$ -	\$ 2,244,259
Total Expenditures	<u>\$ 2,244,259</u>	<u>\$ -</u>	<u>\$ 2,244,259</u>
 Chapter 20 Drain Debt Service Fund (870)			
	2021-22 ORIGINAL BUDGET	2020-21 CARRY FORWARD	2021-22 AMENDED BUDGET
<u>Revenues</u>			
Property Taxes	\$ 899,454	\$ -	\$ 899,454
Total Revenues	<u>\$ 899,454</u>	<u>\$ -</u>	<u>\$ 899,454</u>
<u>Expenditures</u>			
General Administration	\$ 191,000	\$ -	\$ 191,000
Debt Service	708,454	-	708,454
Total Expenditures	<u>\$ 899,454</u>	<u>\$ -</u>	<u>\$ 899,454</u>
 Total Other Funds	<u>\$ 34,489,014</u>	<u>\$ 718,738</u>	<u>\$ 35,207,752</u>
Total General & Other Funds	<u>\$ 75,718,714</u>	<u>\$ 2,079,063</u>	<u>\$ 77,797,777</u>

EXHIBIT B
City of Madison Heights
Explanation of Carryforwards from FY 2021-22 to FY 2022-23

General Fund Revenues (101)	Explanation	Amount	Account Number
Prior Years Fund Balance	Use of Fund Balance	\$ 1,360,325	101-053-6970-000

Total General Fund Revenues \$ 1,360,325

General Fund Expenditures (101)	Explanation	Amount	Account Number
City Clerk - Contractual Services	Retention Software	\$ 4,200	101-215-818-0000
Court - Conferences	Judge and Staff respective conferences	2,600	101-286-955-8640
Police - Tools and Supplies	Vehicle Change Over	29,000	101-301-766-0000
Police - Education	Education Reimbursement	5,600	101-301-960-0000
Police - Improvements	Police Department HVAC Replacement (Phase 2 of 3)	295,000	101-301-987-0000
Police - Improvements	Communications Conduit Reroute	25,000	101-301-987-0000
Fire - Machinery and Equipment	SCBA Equipment Delivery Delay	219,257	101-336-982-0000
Fire - Machinery and Equipment	Hydrant Gate	4,000	101-336-982-0000
Fire - Machinery and Equipment	Fire Hose Replacement	5,000	101-336-982-0000
Fire - Vehicles	Ambulance Rescue #710 Phase 2 of 2 funding	140,000	101-336-985-0000
Fire - Improvements	Fire Station 1 - HVAC Replacement (Phase 1 of 3)	50,000	101-336-987-0000
Streets - Vehicles	1-Ton Dump Truck #481	29,244	101-446-985-0000
Solid Waste - Vehicles	Single-Axle Dump Truck #424	255,124	101-528-985-0000
Solid Waste - Vehicles	Street Sweeper #408	150,000	101-528-985-0000
Recreation - Community Promotion	Remaining balance of Voucher Program	1,500	101-751-888-0000
Parks - Improvements	Furnace Huffman Building	8,500	101-752-987-0000
Parks - Improvements	Lighting Analysis/Upgrades	98,800	101-752-987-0000
Parks - Improvements	Ambassador Park Tennis/Pickleball Court	30,000	101-752-987-0000
Library - Improvements	Lighting Upgrade	7,500	101-790-987-0000

Total General Fund Expenditures \$ 1,360,325

Major Street Fund Revenues (202)	Explanation	Amount	Account Number
Prior Years Fund Balance	Use of Fund Balance	\$ 398,738	202-053-692-6970

Total Major Street Fund Revenues \$ 398,738

Major Street Fund Expenditures (202)	Explanation	Amount	Account Number
MS - Construction	John R Overlay - Phase I	\$ 246,738	592-044-675-0001
MS - Maintenance	Oakland County Cost Share (John R Spot Patching)	12,000	592-053-692-6970
MS - Winter Maintenance	Remaining 2500 tons of salt on order @ 45.99/ton	140,000	592-053-692-6970

Total Major Street Fund Expenditures \$ 398,738

Water & Sewer Revenues (590)	Explanation	Amount	Account Number
Prior years fund balance	Use of Fund Balance	\$ 320,000	592-053-692-6970

Total Water & Sewer Revenues \$ 320,000

Water & Sewer Expenditures (590)	Explanation	Amount	Account Number
WS - Capital Outlay - Machinery/Equip.	Forklift 320	\$ 40,000	592-901-982-0000
WS - Capital Outlay - Vehicles	Ford 3/4 ton pickup #460	60,000	592-901-985-0000
WS - Capital Outlay - Improvements	Concrete (Multiple Phases)	176,000	592-901-987-0000
WS - Capital Outlay - Improvements	DPS Windows	20,000	592-901-987-0000
WS - Capital Outlay - Improvements	Motor Pool Floor Coating	24,000	592-901-987-0000

Total Water & Sewer Expenditures \$ 320,000

Total Exhibit B Carryforward items \$ 2,079,063