



City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS

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Legislative File No: 2016-0118 V2

**TO:** Mayor and City Council Members

**FROM:** Ed Anzek, Director of Planning and Economic Development, ext. 2572

**DATE:** April 1, 2016

**SUBJECT:** Request for conditional use approval to allow machining, assembly and warehouse operations at a new, 145,000 square-foot office, engineering, manufacturing and warehousing building at 1544 W. Hamlin, between Crooks and Livernois, for JENOPTIK Automotive, JB Donaldson Company, Applicant

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**REQUEST:**

Approval of a conditional use to allow operations at a new, 145,000 square-foot office, engineering, manufacturing and warehousing building on 9.51 acres on the north side of Hamlin, between Crooks and Livernois, zoned ORT Office Research & Technology, Parcel No. 15-21-3736-011, for JENOPTIK Automotive.

**BACKGROUND:**

The purchaser of the City-owned property at 1544-1600 W. Hamlin, JENOPTIK Automotive, has been operating across the street from this property at 1505 W. Hamlin since 2007. The company, which is headquartered in Germany, has locations in both Florida and Michigan and they wish to expand their presence in North America, and more specifically in Rochester Hills. JENOPTIK is in the process of purchasing the property (two parcels totaling 15.6 acres) from the City to develop a campus-style facility. At its February 22, 2016 meeting, the City Council approved the purchase agreement between JENOPTIK and the City.

The conditional use request is for the eastern parcel only (1544 W. Hamlin) which contains phases one and two, which consist of a 100,000 square-foot building with plans to expand with another 45,000 square feet on the original building. For the future phase three, the plan is to expand the campus to the western parcel, which would need to come back for review and approval. The plans would be to expand the same low impact operations but have more flex space to bring in new technology projects and hire more employees.

At its March 22, 2016 meeting after a public hearing, the Planning Commission unanimously recommended approval of the conditional use, as reflected in the attached resolution, and approved a tree removal permit for an additional 22 trees and site plan. The proposed use, operational and activity levels of the business, site layout, traffic generation, pedestrian and vehicular access, building design, landscaping, drainage, etc. all comply with the requirements of *Section 138-4427* which apply to all uses in the ORT district to ensure quality development with minimal impacts on surrounding properties.

The project proposes a connection to the Clinton River Trail from Hamlin. The architecture of the building was highly complimented at the meeting. Two neighbors spoke regarding potential traffic impacts, and the representative from JENOPTIK, Andreas Blind, explained that due to the nature of their product, there would be only a couple of large trucks a month. Their employees work varying hours within typical work week hours, so they would not be arriving and leaving at the same time each day. The City's Traffic Engineer had confirmed that Hamlin Rd. was designed to accommodate many more vehicles than it currently does, and was satisfied that the project would not cause traffic impacts. Mr. Blind also explained that their operation only works one shift with "flex" hours and did not emit noise, as many industrial users do. Please refer to the Planning Commission minutes dated March 22, 2016 for further details.

The Planning and Economic Development team has been working with JENOPTIK for several years on the decision to stay and expand in Rochester Hills. Staff feels they would be a great neighbor for the residents to the north with exactly the right use for the ORT district.

Approval of a conditional use permit is a discretionary decision by the City Council and based on 5 general criteria contained in Sec. 138-2.302 of the zoning ordinance as follows:

1. *Will promote the intent and purpose of this chapter.*
2. *Will be designed, constructed, operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing or planned character of the general vicinity, adjacent uses of land, the natural environment, the capacity of public services and facilities affected by the land use and the community as a whole.*
3. *Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, refuse disposal, or that the persons or agencies responsible for the establishment of the land use or activity shall be able to provide adequately any such service.*
4. *Will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.*
5. *Will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.*

**RECOMMENDATION:**

Finding that the proposed operations will be of low impact, without emitting noise, and that it meets the criteria of the Zoning Ordinance, the Planning Commission recommends that City Council approves the conditional use for 145,000 square-foot office, engineering, manufacturing and warehousing buildings, City File No. 16-002, located on the north side of Hamlin Rd., between Crooks and Livernois, subject to the findings noted in the attached resolution.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
City Council Liaison		