

## NEW BUSINESS

**2017-0021** Public Hearing and request for Conditional Use Recommendation - City File No. 16-034 - Hans Cherniawski, for the establishment of an automotive service center, located at 1020 W. Hamlin Rd., at the northwest corner of Livernois and Hamlin, zoned RECW Regional Employment Center-Workplace, Parcel No. 15-21-477-023, Hans Cherniawski, Applicant.

**Attachments:** Staff Report 1-17-17.pdf  
Aerial Map.pdf  
Applicant Letter.pdf  
Owner Approval.pdf  
Site Pictures.pdf  
Survey.pdf  
Floor Plan.pdf  
PHN CU 1-17-17.pdf

*(Reference: Staff Report prepared by Sara Roediger, dated January 17, 2017, Conditional Use Recommendation)*

*Present for the applicant were Hans and Diana Cherniawski, owners of Cruise Transmission, and Auto Repair, 1533 W. Hamlin Road, Rochester Hills, MI 48309, and their employee Phil.*

*Ms. Roediger stated that Staff was approached by the applicant a couple of months ago. She noted that they are long-time owners of Cruise Transmission, currently located on Hamlin Road. They explained to her that they had a need to relocate their business and wanted to stay in the same area of Rochester Hills, as they have long-standing business relationships with other entities and with their customers. They stated that they had found a multi-tenant building at the northwest corner of Hamlin and Livernois, and will be reoccupying existing vacant space. In going through the permit process, they realized that their business would be a conditional land use in the Regional Employment Center District.*

*She noted that the conditional land use does require a Public Hearing at the Planning Commission and a recommendation to City Council. She noted that there is no exterior change proposed to the buildings with the exception of adding a light to the rear, and that they are planning to reoccupy existing tenant space that was intended for industrial. The applicant intends to custom-fit the interior space and relocate their existing business.*

*Mr. Cherniawski confirmed that there are no exterior changes proposed. He stated that the building has the same setup close to what they have, and he noted that they have been in the area for a little more than 24 years.*

*Mrs. Cherniawski stated that they do want to stay in the area.*

*Chairperson Brnabic stated that this item does require a public hearing and therefore opened the public hearing at 7:07 p.m. She stated that there were no comment cards or members of the public that wished to speak and closed the*

*public hearing.*

*Mr. Kaltsounis stated that in reviewing the development, location is important to the business. He commented that this is one of the best spots for the business, stating that it is in an industrial area and will give the business better exposure. He stated that he looks forward to them relocating within Rochester Hills.*

*Motion by Kaltsounis, seconded by Schroeder, in the matter of City File No. 16-034 (Cruise Transmission and Auto Repair) the Planning Commission recommends to City Council Approval of the Conditional Use for the establishment of Cruise Transmission and Auto Repair at 1020 W. Hamlin Road, based on documents dated received by the Planning Department on December 15, 2016, with the following findings:*

*Findings*

- 1. The use will promote the intent and purpose of the Zoning Ordinance.*
- 2. The building has been designed and is proposed to be operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing and planning character of the general vicinity, adjacent uses of land, and the capacity of public services and facilities affected by use.*
- 3. The proposal is having a positive impact on the community as a whole and the surrounding area by further offering jobs.*
- 4. The proposed development is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, water and sewer, drainage ways, and refuse disposal.*
- 5. The proposed development should not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.*
- 6. The proposal will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.*

*Chairperson Brnatbic noted that suggested conditions were included in the Staff Report and questioned whether the mover and seconder would agree to adding them to the motion.*

*Mr. Kaltsounis and Mr. Schroeder agreed, and amended the motion to include the following four conditions:*

*Conditions*

- 1. All work on vehicles will be conducted inside the structure.*
- 2. All vehicles in for repair will be stored indoors overnight.*

3. *Site will be kept in a generally clean and neat condition.*

4. *All work will be conducted between the hours of 7:00 a.m. and 6:00 p.m. Monday through Friday.*

**A motion was made by Kaltsounis, seconded by Schroeder, that this matter be Recommended for Approval to the City Council Regular Meeting,. The motion carried by the following vote:**

**Aye** 8 - Brnabic, Dettloff, Hooper, Kaltsounis, Morita, Reece, Schroeder and Schultz

**Excused** 1 - Yukon