



Rochester Hills

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Master

File Number: 2016-0118

File ID: 2016-0118

Type: Permit

Status: To Council

Version: 2

Reference: 16-002

Controlling Body: City Council
Regular Meeting

File Created Date : 03/16/2016

File Name: Jenoptik Automotive CU

Final Action:

Title label: Request for Conditional Use Approval - JENOPTIK Automotive, for a new 145,000 square-foot office, engineering, manufacturing and warehouse building on 9.51 acres located on the north side of Hamlin, between Crooks and Livernois, zoned ORT Office Research & Technology; JB Donaldson Company, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 041116 Agenda Summary.pdf, Map aerial.pdf, Staff Report 032216.pdf, Review Comments.pdf, PEA Response Letter 031416.pdf, EIS.pdf, Site Plans Part 1.pdf, Site Plans Part 2.pdf, Minutes PC 032216.pdf, Public Hearing Notice - PC.pdf

Enactment Number:

Contact: PLA 656-4660

Hearing Date:

Drafter:

Effective Date:

History of Legislative File

| Ver- sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---------------|---------------------|------------|--------------------------|---------------------------------|-----------|-----------------|---------|
| 1 | Planning Commission | 03/22/2016 | Recommended for Approval | City Council Regular Meeting | | | Pass |

Text of Legislative File 2016-0118

Title

Request for Conditional Use Approval - JENOPTIK Automotive, for a new 145,000 square-foot office, engineering, manufacturing and warehouse building on 9.51 acres located on the north side of Hamlin, between Crooks and Livernois, zoned ORT Office Research & Technology; JB Donaldson Company, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the Conditional Use application for JENOPTIK Automotive, City File No. 16-002, for a 145,000 square-foot office, engineering, manufacturing and warehouse building on 9.51 acres located on the north side of Hamlin, between Crooks and Livernois, zoned ORT Office Research & Technology, Parcel No. 15-21-376-011, JB Donaldson Company, Applicant, based on plans dated received by the Planning and Economic Development Department on

March 2, 2016 with the following findings.

Findings:

1. The proposed building and other necessary site improvements meet or exceed the standards of the Zoning Ordinance.
2. The proposed use will promote the intent and purpose of the Zoning Ordinance.
3. The proposed building has been designed and is proposed to be constructed, operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing and planned character of the general vicinity, adjacent uses of land, and the capacity of public services and facilities affected by the use.
4. The proposal should have a positive impact on the community as a whole and the surrounding area by further offering jobs.
5. The proposed development is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, and refuse disposal.
6. The Planning Commission waives the special submission requirements listed in Section 138-4.427.C. as they are adequately addressed in the site plan and EIS submittal.
7. The proposed development should not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.
8. 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.