



City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.  
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[www.rochesterhills.org](http://www.rochesterhills.org)

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Legislative File No: 2017-0021 V2

**TO:** Mayor and City Council Members

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

**DATE:** January 13, 2017

**SUBJECT:** Request for conditional use approval for Cruise Transmission to allow an automotive service center, located at 1020 W. Hamlin, northwest corner of Livernois & Hamlin - City File No. 16-034

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**REQUEST:**

Approval of a conditional use to allow an automotive service center for Cruise Transmission, an automotive service center, located at 1020 W. Hamlin, northwest corner of Livernois and Hamlin Roads zoned REC-W, Regional Employment Center - Workplace.

**BACKGROUND:**

The applicant has filed for a conditional use permit to support the relocation of their current automotive service operation, Cruise Transmission at 1533 W. Hamlin to 1020 W. Hamlin Road; less than a half-mile east. A letter from the new landlord is provided supporting the use at their location. The applicant has provided a letter spelling out their operation and how they plan to proceed. In summary the operation:

1. Has 4 full time employees (the 2 owners are part of the 4).
2. They operate Mon-Fri from 8:00 am until 5:00 pm with no evening or Saturday hours.
3. No cars are left outside overnight.
4. They have long-standing service contracts that keeps them busy and they are not in need of new business.
5. The new lease provides for the use of 8 parking spaces; 4 in the front (south) and 4 in the back (north).
6. All repairs are done inside the building.

The Planning Commission recommended approval of the conditional use with several findings and conditions, as reflected in the attached resolution at its January 17, 2017 meeting, please refer to the attached Planning Commission minutes for further details.

**RECOMMENDATION:**

Finding that the proposed request for an automotive service center meets the criteria of the Zoning Ordinance, the Planning Commission recommends that City Council approves the conditional use for Cruise Transmission to allow an automotive service center, located at 1020 W. Hamlin, City File No. 16-034, subject to the findings noted in the attached resolution.

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