



Rochester Hills

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Master

File Number: 2017-0021

File ID: 2017-0021

Type: Project

Status: To Council

Version: 2

Reference: City File
#16-034

Controlling Body: City Council
Regular Meeting

File Created Date : 01/10/2017

File Name: 1020 Hamlin Conditional Use

Final Action:

Title label: Request for Conditional Use Approval for the establishment of an automotive service center, located at 1020 W. Hamlin Rd., at the northwest corner of Livernois and Hamlin, zoned REC W Regional Employment Center-Workplace; Hans Cherniawski, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 012317 Agenda Summary.pdf, Staff Report
011717.pdf, Aerial Map.pdf, Applicant Letter.pdf,
Owner Approval.pdf, Site Pictures.pdf, Survey.pdf,
Floor Plan.pdf, Minutes PC 011717.pdf, PHN CU
011717.pdf

Enactment Number:

Contact: SDiSipio PLNG X2571

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	01/17/2017	Recommended for Approval	City Council Regular Meeting			Pass
2	City Council Regular Meeting	01/23/2017					

Text of Legislative File 2017-0021

Title

Request for Conditional Use Approval for the establishment of an automotive service center, located at 1020 W. Hamlin Rd., at the northwest corner of Livernois and Hamlin, zoned REC W Regional Employment Center-Workplace; Hans Cherniawski, Applicant

Body

Resolved, the Rochester Hills City Council hereby approves a Conditional Use Permit for an automotive service center at 1020 W. Hamlin Rd., at the northwest corner of Livernois and Hamlin, zoned REC W Regional Employment Center - Workplace, Parcel No. 15-21-477-023, Hans Cherniawski, Applicant, with the following findings and conditions:

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 planned character of the general vicinity, adjacent uses of land, and the capacity of public services and facilities affected by the 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.

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.