

MARSHALL'S AUTO REPAIR, LLC
1848 Star-Batt Drive
Rochester Hills, Michigan 48309
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March 24, 2021

Maureen Gentry
Planning and Economic Development
City of Rochester Hills
1000 Rochester Hills Dr.
Rochester Hills, Michigan 48309

Re: Request for Conditional Use for 1848 Star-Batt Dr.

Dear Ms. Gentry:

I am writing you on behalf of my company, Marshall's Auto Repair, LLC, a Michigan limited liability company (the "Company"). The Company specifically requests a conditional use permit for the Company to operate a high-quality auto repair business at 1848 Star-Batt Drive (the "Property") under Zoning Ordinance Sections 138-2.300 - 301. I submit this letter as a supplement to our Development Application filed with the City to facilitate the request.

As you know, the Property is currently zoned I Industrial, a zoning class which does not specifically allow auto repair. I opened the for business 8 months ago. I was recently surprised to learn of the zoning issue, because the street and the Property seem to be a perfect location for an auto repair business. Also, the Company's landlord indicated to me that auto repair was a permitted use for the Property; I should have verified his claims before signing a lease. However, for the reasons I briefly set forth below, I believe my auto repair business is an appropriate use for the Property and my business is very much in compliance with the standards under Sections 138-2.300 - 301.

First, in these tough economic times people are owning and using their cars for longer periods. My business provides a cost effective resource for persons who live inside and outside the City to keep their cars running better and longer. Within only 8 months of operations, the Company has earned roughly 30 positive google reviews and a 5.0 star customer rating. We aim to deliver services that exceed our customers' expectations.

Next, although the City may believe auto repair is not a principle permitted use under I Industrial, the Company will have no more negative impact on the Property and the community than other uses that are permitted under I Industrial, like pet boarding facilities, adult regulated business, new car sales businesses and retail sales establishments. I run a very clean shop and I will not permit unsightly or dangerous materials or equipment to be at the site. I run a first class auto repair business and it will only add to the quality of businesses located on Star-batt Drive.

Next, the Company's business is comparable, harmonious and appropriate in appearance with the existing character of the general vicinity, adjacent uses of land, the natural environment, the capacity of public services and facilities affected by the proposed use, and the community as a whole. In addition, my location is adequately served by essential public facilities and services, such as streets, police and fire protection, stormwater drainage, and garbage disposal. My auto repair business is not detrimental, hazardous or disturbing to existing or future neighboring uses, persons, property or the public welfare; nor will it create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community. The Company's business looks very much like many other businesses operating on Star-Batt Drive in the vicinity of the Property. In other words, my business will continue to add to the overall quality and appearance of the Star-Batt industrial complex, and the Company will always try to comply with the conditional use standards established by the City.

On a personal level, I am a lifelong Rochester Hills resident. I attended Rochester grade and high schools and my principle residence is in Rochester Hills. I also attended Ferris State University and Oakland Community College for automotive service certification, and it has been a dream of mine to own my own repair shop since I was in high school. I have invested a significant portion of my life savings into tools, equipment and start-up costs for this business. I have worked as a certified master mechanic within the Rochester and Troy areas for the last decade. I have spent many years cultivating local friendships and business relationships in the Rochester Hills area that would make it difficult for me to run a business outside of the Rochester Hills city limits. I have two close friends/former coworkers working for me, who left other good paying jobs because they were confident in the quality of service we could provide to the community at Marshall's Auto Repair. I am certified as an auto mechanic through the State of Michigan. Marshall's Auto Repair and the Property are also registered through the State as a licensed repair facility. We are fully insured with property, casualty and liability insurance.

For the reasons I very briefly set forth above, I respectfully request that the City of Rochester grant the Company's request for a Conditional Use Permit to operate a high-quality auto repair business at 1848 Star-Batt Dr. Thank you.

Yours truly,

Brian F. Marshall
President of Marshall's Auto Repair