



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: 2021-0108 V2

**TO:** Mayor and City Council Members

**FROM:** Sara Roediger, Director of Planning and Economic Development, ext. 2573

**DATE:** April 16, 2021

**SUBJECT:** Request for conditional use approval for Marshall's Auto Repair to allow an automotive service center, located at 1848 Star Batt Dr. east of Crooks

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**REQUEST:**

Approval of a conditional use to allow an automotive service center for Marshall's Auto Repair, an automotive service center located at 1848 Star Batt Dr. zoned REC-W Regional Employment Center - Workplace.

**BACKGROUND:**

The applicant moved into the subject location not realizing that auto repair facilities require a conditional use approval. He has filed an application to allow the operation of his current automotive service operation, Marshall's Auto Repair on Star Batt Dr. A letter from the new landlord is provided supporting the use at their location. Ratings from customers are also included. The applicant has provided a letter spelling out the operation and how they have been functioning. In summary the operation:

1. Has 3 full time employees (including the owner).
2. They operate Mon-Fri from 8:00 am until 6:00 pm and Saturday 8:00 a.m. to 2:00 p.m.
3. If cars are left overnight, they will not be disassembled and are parked in the rear.
4. All repairs are done inside the building.

The issuance of the conditional use is a discretionary decision by the City Council based on five general criteria contained in Sec. 138-2.302 of the Zoning Ordinance as follows, which are included in the resolution:

- 1) *Will promote the intent and purpose of this chapter.*
- 2) *Will be designed, constructed, operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing or planned character of the general vicinity, adjacent uses of land, the natural environment, the capacity of public services and facilities affected by the land use and the community as a whole.*
- 3) *Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, refuse disposal, or that the persons or agencies responsible for the establishment of the land use or activity shall be able to provide adequately any such service.*
- 4) *Will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.*
- 5) *Will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.*

The Planning Commission recommended approval of the conditional use with several findings and conditions as reflected in the attached resolution, at its April 20, 2021 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 Marshall’s Auto Repair to allow an automotive service center, located at 1848 Star Batt Dr., City File No. 21-009, subject to the findings and conditions noted in the attached resolution.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy City Clerk		

Contract Reviewed by City Attorney       Yes       N/A