



# Rochester Hills

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## Master

**File Number: 2021-0108**

**File ID:** 2021-0108

**Type:** Project

**Status:** To Council

**Version:** 2

**Reference:** 21-009

**Controlling Body:** City Council  
Regular Meeting

**File Created Date :** 03/25/2021

**File Name:** Marshall's Auto Repair CU

**Final Action:**

**Title label:** Request for Conditional Use Approval to operate Marshall's Auto Repair, located at 1848 Star Batt Dr., east of Crooks, north of M-59, zoned REC-W Regional Employment Center - Workplace; Brian Marshall, Applicant

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** 051021 Agenda Summary.pdf, Staff Report 042021.pdf, Letter of Intent.pdf, Property Manager Letter.pdf, Email Questions.pdf, Shop Plan.pdf, Bay.pdf, Floor Plan.pdf, Equipment.pdf, Front Entrance.pdf, Rear Entry.pdf, Office.pdf, Repair Facility Registration.pdf, Reviews.pdf, Minutes PC 042021 (Excerpt).pdf

**Enactment Number:**

**Contact:** PED 656-4660

**Hearing Date:**

**Drafter:**

**Effective Date:**

**Related Files:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	04/20/2021	Recommended for Approval	City Council Regular Meeting			Pass

### Text of Legislative File 2021-0108

**Title**

Request for Conditional Use Approval to operate Marshall's Auto Repair, located at 1848 Star Batt Dr., east of Crooks, north of M-59, zoned REC-W Regional Employment Center - Workplace; Brian Marshall, Applicant

**Body**

**Resolved,** that the Rochester Hills City Council hereby approves a Conditional Use to operate Marshall's Auto Repair, located at 1848 Star Batt Dr., east of Crooks, north of M-59, zoned REC-W Regional Employment Center

- Workplace, Parcel No. 15-28-177-002, based on plans dated received by the Planning and Economic Development Department on March 24, 2021, Brian Marshall, 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 offering auto repair services to new and recurring customers.
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. Site will be kept in a generally clean and neat condition.
3. Cars left overnight for repair will be assembled and parked in the rear of the building.
4. All work will be conducted between the hours of 8:00 a.m. and 6:00 p.m., Monday through Friday, and 8:00 a.m. and 2:00 p.m. on Saturdays.