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Title: Request for Conditional Use Approval - R. Youngblood & Co. to operate a landscape plant material nursery at 930 Mead Rd., Ryan Youngblood, Applicant

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Attachments: 1. 071221 Agenda Summary.pdf, 2. Staff Report.pdf, 3. Article.pdf, 4. Environmental Impact Statement .pdf, 5. Email Bedient.pdf, 6. CU Objection.pdf, 7. Approved Plans for PC.pdf, 8. Minutes PC 061521.pdf, 9. Public Hearing Notice.pdf, 10. Resolution (Draft).pdf

Date	Ver.	Action By	Action	Result
7/12/2021	2	City Council Regular Meeting	Adopted by Resolution	Pass

Request for Conditional Use Approval - R. Youngblood & Co. to operate a landscape plant material nursery at 930 Mead Rd., Ryan Youngblood, Applicant

Resolved, that the Rochester Hills City Council hereby approves a Conditional Use to operate a landscape plant material nursery for R. Youngblood & Co. on 24 acres at 930 Mead Rd., zoned RE Residential Estate, Parcel No. 15-02-200-016, based on plans dated received by the Planning and Economic Development Department on April 29, 2021 with the following findings and conditions:

Findings:

1. The use will promote the intent and purpose of the Zoning Ordinance.
2. The site 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 will have a positive impact on the community by keeping a large amount of open space, adding trees and offering employment opportunities.
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 will 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. The property is for growing and production of landscape material and not for sales traffic.
2. General working hours will be 7:00 am to 6:30 pm Monday through Saturday, dependent upon the weather.