



City of ROCHESTER HILLS

1000 Rochester Hills Drive, Rochester Hills, Michigan 48309-3033

NOTICE OF PUBLIC HEARING FOR CONDITIONAL USE and REQUEST FOR SITE PLAN APPROVAL AND TREE REMOVAL PERMIT PLANNING COMMISSION

TO ROCHESTER HILLS RESIDENTS:

NOTICE IS HEREBY GIVEN THAT THE CITY OF ROCHESTER HILLS PLANNING COMMISSION will conduct a Public Hearing In accordance with the Michigan Zoning Enabling Act, PA 110 of 2006, as amended, and Sections 138-1.203, 138-2.300-2.302 and 138-4.300 of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to consider the conditional use request described below. Further, pursuant to the Tree Conservation Ordinance, Chapter 126, Article III, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, this notice shall also serve as a minimum of seven days' notice to all adjacent property owners regarding the request for a Tree Removal Permit as described below.

LOCATION: 10 E. Auburn Rd., located on the south side of Auburn Rd., east of Rochester Rd., parcel No. 15-35-100-003, zoned CB Community Business District with an FB Flex Business Overlay (Project No. JNRNB2022-0013)

REQUEST: Conditional Use Recommendation. Per Section 138-4.300 Table of Permitted Uses by District, Conditional Use approval is required for an application to operate a car wash within the CB Community Business District, for the proposed construction of a new Clean Express Car Wash. A recommendation from the Planning Commission will be forwarded to City Council after the Public Hearing.

REQUEST: Site Plan Approval. Per Section 138-2.200 Site Plan Review, a request for site plan approval of the approximately 3,677 sq. ft. car wash building with associated exterior cleaning stations.

REQUEST: Tree Removal Permit. Per Section 126-326 Permit Required, a request to remove four (4) regulated trees and provide four (4) replacement trees. A total of 26 trees (including replacement trees) to be provided.

APPLICANT: Clean Express Auto Wash, LLC, c/o Mannik & Smith Group, Inc., 13375 National Road, Suite D, Etna, OH 48068.



The Public Hearing will be held at the Rochester Hills Planning Commission meeting on **Tuesday, September 19, 2023**, commencing at **7:00 PM**, at the Rochester Hills Municipal Offices, 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309.

Plans can be viewed on the City's website through the Status of Development Projects map on the Planning & Economic Development webpage. Please contact the Planning & Economic Development Department at (248) 656-4660 with any questions during regular business hours of 8:00 a.m. to 5:00 p.m. Written comments concerning this request can be sent to the City of Rochester Hills Planning Department, 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309 or emailed to planning@rochesterhills.org prior to 4:00 p.m. on the public meeting day. Comments can also be provided to the Planning Commission at the public hearing. Note: Anyone planning to attend the meeting who has need of special assistance under the American with Disabilities Act (ADA) is asked to contact the Facilities Division at (248) 656-4658 forty-eight (48) hours prior to the meeting. Staff will be pleased to make the necessary arrangements.

Deborah Brnabic, Chairperson
Rochester Hills Planning Commission
Dated this 30th day of August 2023
At Rochester Hills, Michigan
Publish: September 4, 2023



RH Development Project Map
View the status of current and ongoing development projects throughout the City.



RHConnect
To receive notifications of meeting agendas and the latest news about the City of Rochester Hills via text or email.



RH Legislative Center
Agendas packets are typically posted 6-7 days prior to the meeting

Stay informed! *Check out the Development Project Map, Sign up for RHConnect and Click on RH Legislative Center.*