
CITY OF ROCHESTER HILLS



DATE: September 28, 2007
TO: Planning Commission
FROM: Ed Anzek, Director
RE: Shelton Pontiac Buick GMC
City File No. 06-004

Mr. Russ Shelton has asked for the opportunity to discuss his plans for a new dealership on the property he acquired from the House of Denmark. If you recall, the City conditionally rezoned those three parcels in 2006 from B-2 to B-3 to allow the use of this site in support of the GMC truck franchise he purchased (the GMC truck franchise was formerly owned and operated by Pat Moran that is now the Lowe's site). Since that time, he has determined that total redevelopment of the House of Denmark site for a new dealership would best suit his business needs.

Two conditions were placed on the rezoning; the first being that the rezoned parcels (House of Denmark) would be used only for "Auto Dealership purposes, including but not limited to, vehicle display, storage and service". The second condition was that the House of Denmark parcels (3 of them) would be combined with his southernmost parcel of his current dealership to form one parcel. The result of this parcel configuration is that two non-conforming B-3 lots were created. The previous House of Denmark parcels were combined with a property owned by Mr. Shelton to the south to form one parcel, but the existing dealership remains on its own parcel. The parcels are considered contiguous, non-conforming parcels under common ownership.

In discussing this matter with Mr. Staran regarding Sec. 138-172 (b), Nonconforming lots, the matter of two contiguous, non-conforming parcels meets the intent of the ordinance if they are "planned and function" as one. In this case Mr. Shelton has advised he cannot combine the entire site due to GM franchise requirements and different financing structures. The attached site plan does show the entire site to be planned and functioning as one.

A key issue that Mr. Shelton would like to discuss with the Planning Commission is the extent of bringing the current dealership structure and site into compliance. As stated in his letter he is seeking another franchise and because of the uncertainty of what structural changes might be required of a new franchise he would like to delay any demolition or reconfiguration of the existing dealership and site at this time.

Mr. Shelton will review the attached concepts with the Commission on Tuesday evening.

Thank you.