

2023-0014

Public Hearing and Request for Conditional Use Recommendation - File No. PCU2022-0009 - to operate a car wash, for the proposed demolition and construction of a new auto detailing building for Jax Kar Wash on the west side of the property, 2714-2728 S. Rochester Rd., located on the west side of Rochester Rd., north of Auburn Rd., zoned B-5 Automotive Service Business with the FB Flex Business Overlay, Parcel 15-27-477-067, Leslie Accardo, PEA Group, Applicant

*(Staff report dated 1-17-23, Reviewed Plans and WRC Letter of 7-15-22, Application, EIS, Public Hearing Notice/Tree Removal Permit Notice had been placed on file and by reference became a part of the request thereof).*

*Chairperson Brnabic introduced the request for a conditional use recommendation, site plan and tree removal permit approval for Jax Kar Wash for the proposed demolition and construction of a new auto detailing building for Jax Kar Wash on the west side of the property, 2714-2728 S. Rochester Rd., located on the west side of Rochester Rd., north of Auburn Rd., zoned B-5 Automotive Service Business with the FB Flex Business Overlay, Parcel 15-27-477-067.*

*Present for the applicant was Leslie Accardo, 1840 Pond Run, Auburn Hills, Michigan, with PEA Group.*

*Mr. McLeod presented the plans showing the proposed demolition of the existing building at the rear of the site and noted that the intent is to provide a more modernized building. He showed a picture of the building location as viewed from Rochester Rd., and he noted that not much of the building would be visible from that perspective. He said that the subject property abuts residential properties to the west. He presented the zoning map for the area with commercial zoning to the north, east and south. He presented a slide of the proposed site plan, and explained that the plans include keeping the existing screen wall on the western border of the site. He stated that the applicant is proposing some added landscaping. He showed renderings for the proposed building façade and presented the floor plan with detailing areas and cleaning bays. He stated that the concept is that all the cleaning will take place indoors so there will be no external impacts to adjoining properties. He reviewed the conditional use standards from the zoning ordinance since an auto wash requires conditional use approval.*

*Ms. Accardo thanked the Planning Commission for the opportunity and staff for all of their assistance. She said that Jax is excited to offer this service to their customers.*

*Chairperson Brnabic noted that there were no speakers cards received for the Public Hearing and closed the public hearing at 8:25 p.m.*

*Mr. Dettloff said that this will be a great addition, and asked if any of their other facilities have a building with services like this.*

*A Jax representative responded from the audience and said that no other Jax facilities have this type of operation.*

*Mr. Dettloff said that given the volume of cars this is a much needed service and it will do very well.*

*Mr. Weaver said that he is excited to see some landscaping as part of the plans. He suggested the applicant revisit the shrubs chosen for along Rochester Rd. to ensure that they are salt tolerant. He commented that the plantings will really "green up" the property.*

*Ms. Accardo responded that they will take a look at the shrub choices.*

*Mr. Hooper noted that there is a typo in the first paragraph of the conditional use motion. He said that he has no issue with the two buffer modifications requested, and he said there will be no additional impacts by this redevelopment to remove the dated building.*

*Mr. Struzik said that the current building is in need of replacement and this is a great improvement. He noted there are some minor pedestrian improvements which will be helpful since this is a busy location and drivers just are not looking for pedestrians. He said that he knows some other auto businesses in the area are getting rid of their detailing services so there is really a need for this.*

*Mr. Hooper moved the motion in the packet for recommending approval of the conditional use (typographical error corrected). The motion was seconded by Ms. Neubauer.*

*After the voice vote, Chairperson Brnabic noted that the motion passed unanimously.*

*Mr. Hooper moved the motion in the packet for granting the tree removal permit. The motion was seconded by Ms. Neubauer.*

*After the voice vote, Chairperson Brnabic noted that the motion passed unanimously.*

*Mr. Hooper moved the motion in the packet for site plan approval, and added a third condition for staff to review shrub and landscape selection. The motion was seconded by Ms. Neubauer.*

*After the voice vote, Chairperson Brnabic noted that the motion passed unanimously.*

**A motion was made by Hooper, seconded by Neubauer, that this matter be Recommended for Approval to the City Council Regular Meeting,. The motion carried by the following vote:**

**Aye** 9 - Bowyer, Brnabic, Denstaedt, Dettloff, Gallina, Hooper, Neubauer, Struzik and Weaver

**Resolved**, in the matter of City File No. PCU2022-0009 (Jax Car Wash), the Planning Commission recommends to City Council Approval of the Conditional Use (PCU2022-0009) to allow a car detailing facility at 2728 S. Rochester Road, based on plans dated received by the Planning Department on December 19, 2022, with the

following findings.

### **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 will have a positive impact on the community as a whole and the surrounding area by further offering jobs and improving an existing commercial site.
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 since the building is essentially of the same size and location of the current building onsite.
5. The proposed development will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare since the site and current buildings have been used for automotive uses historically.
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.
7. The applicant has demonstrated that a modification to not meet the buffer requirements along the west and north property lines is appropriate due to the location of the existing screen wall to the west, the existing site improvements that are not being modified in those locations, that the applicant has increased the landscaping along the north side of the site and that the building is largely in same location and orientation as the current building that is being replaced and will be buffered from the residents to the west by the existing building and screen wall.

### **Conditions**

1. City Council approval of the Conditional Use.
2. If, in the determination of City staff, the intensity of the detailing operation changes or increases, in terms of noise, hours, location (i.e. outside), odor, or other aspects that may cause adverse off-site impact, City staff may require and order the conditional use approval to be remanded to the Planning Commission and City Council as necessary for re-examination of the conditional use approval and conditions for possible revocation, modification or supplementation.

### **2023-0017**

Request for Approval of a Tree Removal Permit - File No. PTP2023-0002 - for the proposed removal and replacement of three (3) regulated trees for the proposed demolition and construction of a new auto detailing building for Jax Kar Wash on the west side of the property, 2714-2728 S. Rochester Rd., located on the west side of Rochester Rd., north of Auburn Rd., zoned B-5 Automotive Service Business with the FB Flex Business Overlay, Parcel 15-27-477-067, Leslie Accardo, PEA Group, Applicant

***For discussion see Legislative File 2023-0017.***

**A motion was made by Hooper, seconded by Neubauer, that this matter be Granted. The motion carried by the following vote:**

**Aye** 9 - Bowyer, Brnabic, Denstaedt, Dettloff, Gallina, Hooper, Neubauer, Struzik and Weaver

**Resolved**, in the matter of File No. JNRNB2022-0006 (Jax Car Wash) the Planning Commission grants a Tree Removal Permit (PTP2023-0002), based on plans received by the Planning Department on December 19, 2022 with the following findings and subject to the following conditions:

**Findings**

1. The proposed removal and replacement of regulated trees is in conformance with the City's Tree Conservation Ordinance.
2. The applicant is proposing to remove three (3) regulated trees and no specimen trees, with three (3) replacement trees required, and with a total of nineteen (19), including the required twenty one (21) replacement trees proposed to be installed.

**Conditions**

1. Tree protective fencing, as reviewed and approved by the City staff, shall be installed prior to temporary grade being issued by Engineering.

No payment to the City's tree fund is required.

[2023-0016](#)

Request for Site Plan Approval - File No. PSP2022-0015 - for the proposed demolition and construction of a new auto detailing building for Jax Kar Wash on the west side of the property, 2714-2728 S. Rochester Rd., located on the west side of Rochester Rd., north of Auburn Rd., zoned B-5 Automotive Service Business with the FB Flex Business Overlay, Parcel 15-27-477-067, Leslie Accardo, PEA Group, Applicant

***For discussion see Legislative File 2023-0017.***

**A motion was made by Hooper, seconded by Neubauer, that this matter be Approved. The motion carried by the following vote:**

**Aye** 9 - Bowyer, Brnabic, Denstaedt, Dettloff, Gallina, Hooper, Neubauer, Struzik and Weaver

**Resolved**, in the matter of File No. JNRNB2022-0006 (Jax Car Wash) the Planning Commission approves the Site Plan (PSP2022-0015), based on plans received by the Planning Department on December 19, 2022 with the following findings and subject to the following conditions:

**Findings**

1. The site plan and supporting documents demonstrate that all applicable requirements of the Zoning Ordinance, with the exception of the modifications requested, as well as other City Ordinances, standards, and requirements, can be met subject to the conditions noted below.
2. The proposed project will be accessed from Rochester Rd. and does not propose any new access points, therefore promoting safety and convenience of vehicular traffic both within the site and on Rochester Road by not adding an additional access/conflict point.

3. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity since the proposed building replaces an existing building already onsite.
4. The proposed development will not have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the site or those of the surrounding area since the proposed building replaces an existing building already onsite and actually proposes new landscaping to bring the site further into compliance with City requirements.
5. That the modifications as requested by the applicant and identified in the motion for conditional use approval has been found acceptable based on the conditions noted previously.

**Conditions**

1. Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff including the submittal of appropriate cross access documents and assuring compliance with noted ADA requirements.
2. Provide a landscape bond in an amount determined acceptable by the Office of Planning based on a reasonable cost estimate being provided by the applicant, plus inspection fees, prior to the preconstruction meeting with Engineering.
3. Review appropriate shrub and landscape selection with City administration to ensure long term viability.