



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 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.

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. The applicant is proposing a 3,677 square foot Clean Express Car Wash with ancillary cleaning stations. A recommendation from the Planning Commission will be forwarded to City Council after the Public Hearing.

The City previously approved a Clean Express Car Wash for this property in 2023 (including a Tree Removal Permit and no changes to this permit are proposed). At the March 19, 2024 Planning Commission meeting the applicant presented revisions to the previously approved plans regarding site access and other related items and the Planning Commission postponed the request at that meeting. The current plans reflect minor modifications regarding access and circulation.

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.

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)

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, May 21, 2024**, 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 April 2024
At Rochester Hills, Michigan
Publish: May 6, 2024



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



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

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