

~~2023-0458 State Senator Michael Webber will be present to provide a Legislative Update.~~

~~*President Deel stated that this item is being postponed due to Senator Michael Webber's absence.*~~

~~Postponed to a later time in the meeting due to Senator Michael Webber's absence.~~

## PLANNING AND ECONOMIC DEVELOPMENT

2023-0373 Request for Conditional Use Approval to operate a car wash within the CB Community Business District for the proposed construction of a new Clean Express Car Wash located at 10 E. Auburn Rd., on the south side of Auburn Rd., east of Rochester Rd., zoned CB Community Business District with an FB Flex Business Overlay, Clean Express Auto Wash, LLC, c/o Mannik & Smith Group, Inc., Applicant

Attachments: [100923 Agenda Summary.pdf](#)  
[EIS Update 092923.pdf](#)  
[Draft PC Minutes 091923.pdf](#)  
[Staff Report 091923.pdf](#)  
[Mannik Smith Letter 082823.pdf](#)  
[Reviewed Plans Pt. 1 091923.pdf](#)  
[Reviewed Plans Pt. 2 091923.pdf](#)  
[Reviewed Plans Pt. 3 091923.pdf](#)  
[Draft PC Minutes 081523.pdf](#)  
[Staff Report 081523.pdf](#)  
[Reviewed Plans Pt. 1 081523.pdf](#)  
[Reviewed Plans Pt. 2 081523.pdf](#)  
[Applicant's Letter 071823.pdf](#)  
[Development Application.pdf](#)  
[Environmental Impact Statement.pdf](#)  
[WRC Letter 122122.pdf](#)  
[Notice of Public Hearing 091923.pdf](#)  
[Notice of Public Hearing 081523.pdf](#)  
[Resolution \(Draft\).pdf](#)

*Chris McLeod, Planning Manager, John Gaber, Williams, Williams, Rattner, and Plunkett PC, and Jacob Rilett, Mannik & Smith Group, were present.*

*Mr. McLeod shared that this is a conditional use request that was recommended by the Planning Commission unanimously at their last meeting for a car wash to be located on the south side of Auburn Road, just east of Rochester Road. He added that this is located within the Community Business (CB) district with Flex Business (FB) overlay. He explained that the site was previously utilized as The Stone Shop and that the adjacent sites are also included in the Flex Business (FB) Overlay.*

*He provided the following information regarding the Site Plan:*

*- Approximately 3,677 square foot building*

- One story
- Dedicated stacking lane (20 spaces)
- 14 Parking/Vacuum spaces
- Cross connection with Oil Change (west) and Culver's (east)
- Site Plan comments remain that would need to be addressed as a part of conditions review - applicant has been discussing issues with reviewers
  - Drainage
  - Tree removal clarification
  - Landscaping modification
- Applicant reorientated the building to locate the building on the east side of the property to better align exit of car wash with exit drive of site. Cross access could ultimately be provided to the west and east, and is provided to the south.

He continued that the Planning Commission granted one modification to the Site Plan, which was the relocation of the frontage landscaping to the west property line. He added that the Planning Commission also approved the Tree Removal Permit.

He shared that the owner/operator of the Culver's site to the east has stated that the cross-access connection would not be beneficial to their site. He stated that this was discussed within the Planning Department and there would be no objection to the cross-access connection being closed off, but that they would still suggest the legal easement creating the cross-access connection remain in place. He added that that the same is true of the site to the west, where a legal easement creating a cross-access connection would be in place.

**Public Comment:**

**Andrew Zielke**, 4564 Oakhurst Ridge, shared that he works for Culver's, the property to the east of this proposed development. He stated that he would like to have the cross-access connection closed. He continued that if it were to be opened, it would cause confusion with the drive-thru window because people would be trying to enter from multiple different points. He explained that there was an argument over the weekend where drivers were entering from different points and one car hit another car. He added that drivers that use the cross-access connection would likely be driving faster through the parking lot than customers of Culver's.

**President Deel** requested clarification if the proposal already includes the cross-access connection being closed.

**Mr. McLeod** stated that was correct and that the easements would remain, but the physical connections would not be present. He added that during the Conditions Review of the Site Plan, they would block off the cross-access connection.

**President Deel** inquired if there is an existing easement recorded for this.

**Mr. McLeod** responded that the easements would be created as part of the engineering process.

**Vice President Bowyer** shared that one of her biggest concerns was the cross-access connection between the proposed development and Culver's, and that she is happy it is being blocked off. She questioned if the barricade will be something that is able to be moved.

**Mr. McLeod** explained that it would likely be a physical curb that would not be able to be moved.

**Vice President Bowyer** expressed that this a beautiful design and a great location.

**Ms. Mungioli** welcomed Clean Express Car Wash to Rochester Hills. She questioned why the letter included in the agenda packet indicated that three departments have not signed off on the site plan yet.

**Mr. McLeod** stated that all departments have signed off at this point and are satisfied with the proposal.

**Ms. Mungioli** expressed that she has some concerns about the stacking of vehicles potentially blocking the exit of vehicles from the oil change business and inquired as to how it would be monitored.

**Mr. McLeod** explained that in the Planning Commission's motion, it was indicated that should the stacking of vehicles cause a conflict, the City does have the right to bring the Site Plan back to the City for reconsideration. He added that passing vehicles, City staff, or onsite Car Wash staff would likely notice the stacking issues and notify the City.

**Mr. Rilett** shared that there are no hand-dryers at the proposed car wash, so there is no slow-down upon leaving the site. He added that a car can be washed to completion every 30 seconds, which allows the stacking to usually get to a high of six to eight vehicles. He stated the outdoor employees are also working to help with traffic flow.

**Ms. Morlan** inquired if how many entrances/exits there were to the Meijer parking lot.

**Mr. Rilett** explained that there is one entrance from the Meijer parking lot and one "bail-out" lane for vehicles that are not wishing to continue the car wash.

**Mr. Gaber** thanked Council and the Planning Commission for their work on this proposal and stated that they are willing to give the easements for the cross-access connections. He shared that he believes this business will be a good fit for the area and looks forward to the business serving the customers of Rochester Hills.

**A motion was made by Mungioli, seconded by Bowyer, that this matter be Adopted by Resolution. The motion carried by the following vote:**

**Aye** 7 - Blair, Bowyer, Deel, Hetrick, Morlan, Mungioli and Walker

Enactment No: RES0266-2023

**Resolved**, that the Rochester Hills City Council hereby approves the Conditional Use to allow a car wash facility at 10 E. Auburn, on Parcel No. 70-15-35-100-0038, based on plans received by the Planning Department on August 29, 2023, 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 as a whole and the surrounding area by further offering additional car cleaning options along with additional job 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 use shall remain consistent with the facts and information presented to the City as a part of the applicant's application and at the public hearing.
2. If, in the determination of City staff, the intensity of the operation changes or increases, in terms of traffic, queuing, noise, hours, lighting, 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.
3. Removal of the connection access to Culvers.

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~~2023-0426~~

~~Request for Conditional Use Approval to allow alcoholic beverage sales for onsite consumption at the proposed Brunch Bar restaurant, 90 E. Tienken Rd., located on the south side of Tienken and east of Rochester Rd., Thomas Christoff, TCA Group LLC, Applicant~~