



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2024-0490 V2

TO: Mayor and City Council Members

FROM: Chris McLeod, Planning Manager, ext. 2572

DATE: November 22, 2024

SUBJECT: Request for conditional use approval for Mitten Muay Thai Gym (Nick Bismack) to allow for a health, recreation and physical education facility at 1928, Star Batt Dr., Suite D, located on the north side of Star Batt, east of Crooks Road.

REQUEST:

Approval of a conditional use to allow for Mitten Muay Thai Gym, a health, recreation, and physical education facility, to occupy a tenant space at 1928 Star Batt Dr., Suite D. The property is currently zoned EC Employment Center District.

BACKGROUND:

The applicant has filed for a Conditional Use Permit to conduct a training facility, along with administrative offices, an area dedicated for social media content creation, and ancillary type activities, regulated overall as a health, recreation, and physical education facility, within the existing Suite D of 1928 Star Batt Dr. Health, recreation and physical education facilities require a conditional use permit in the EC Employment Center District.

The proposed use, Mitten Muay Thai Gym, LLC, will offer specialized training for members in the art of Muay Thai along with providing an area dedicated for the creation of social media promotional content. The use will not include actual competitions at the subject location. The proposal is for Mitten Muay Thai Gym to occupy one of the middle units that is located towards the eastern side of the mixed use, multi-tenant building. The tenant space is slightly less than 6,300 square feet based on the application material provided. The proposed floor plan shows multiple activity areas that include a training area, changing rooms, office space, a reception, lounge and retail space, along with ancillary restroom and storage facilities.

Based on the information provided by the applicant and as discussed at the Planning Commission public hearing, there will be no more than 20 people within the building, at any one time, during peak hours (which range from 5:00 p.m.-8:00 p.m.). Class sizes will generally range from 4-10 participants at a time and the operation will include up to five (5) employees onsite at any one time. Given the limited class size and limited number of employees, operations should not be overly burdensome for the area.

The proposed hours as noted by the applicant will generally be Sunday through Friday, 8:00 a.m. - 10:00 p.m. Therefore, the use will be in operation during normal business hours of the surrounding office and industrial users, as well as after hours. There are also a number of other health, recreation, and physical education facility tenants in the surrounding buildings and it would be expected that the hours of these businesses may be similar to those proposed as part of the current request. However, no evidence of insufficient parking was presented at the public hearing or has been observed by Staff. It appears that the parking demand should be not more than would otherwise be expected for a light industrial type of user based upon the limited maximum building occupancy expected and the limited class sizes.

The mixed use, multi-tenant building square footage is approximately 28,500 square feet in area based on Assessing records. The overall parking lot servicing the site includes approximately 76 parking spaces which

appears to be sufficient given the mixed health, recreation and light industrial users onsite, including BSN sports, ACHTECK, Boogie Babies, and Clint Verran Sports Medicine. These parking spaces are located to the west, south and east of the building. Some parking also appears to occur on the north end of the building, although those spaces are not officially striped. The buildings/parking spaces along the front of the building are connected by a sidewalk system that run along the extent of the parking lot to the front doors of each tenant space, allowing easier access to the building tenants without conflicting with vehicles in the parking lot.

At this time, the applicant is not proposing any outdoor operations as a part of the application and the Planning Commission added to their recommended conditions of approval that no such uses are allowed. Therefore, all operations will be conducted fully within the building. This should limit any impacts to abutting tenants and limit potential safety issues relative to a health, recreation and physical education facility in this district. The Planning Commission also added a condition to restrict the hours of operation to Sunday through Friday, 8:00 a.m. – 10:00 p.m.

The issuance of the conditional use permit is a discretionary decision by the City Council based on five general criteria contained in Sec. 138-2.302 of the Zoning Ordinance as follows, which are included in the resolution:

- 1) *Will promote the intent and purpose of this chapter.*
- 2) *Will be designed, constructed, operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing or planned character of the general vicinity, adjacent uses of land, the natural environment, the capacity of public services and facilities affected by the land use and the community as a whole.*
- 3) *Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, refuse disposal, or that the persons or agencies responsible for the establishment of the land use or activity shall be able to provide adequately any such service.*
- 4) *Will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.*
- 5) *Will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.*

The Planning Commission recommended by an 9-0 vote in favor of approval of the conditional use with several findings and conditions as reflected in the attached resolution, at its November 19, 2024 meeting. There were not any members of the public present at the meeting. Please refer to the attached Planning Commission minutes for further details.

RECOMMENDATION:

Finding that the proposed request to allow for a health, recreation and physical education facility, meets the criteria of the Zoning Ordinance, the Planning Commission recommends that City Council approves the conditional use for Mitten Muay Thai Gym, to allow a health, recreation, and physical education facility, located at 1928 Star Batt Dr., File No. PCU2024-0011, subject to the findings and conditions noted in the attached resolution.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy City Clerk		

Contract Reviewed by City Attorney Yes N/A