



# Rochester Hills

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## Master

**File Number: 2024-0490**

**File ID:** 2024-0490

**Type:** Administration

**Status:** To Council

**Version:** 2

**Reference:** 2024-0490

**Controlling Body:** City Council  
Regular Meeting

**File Created Date :** 10/24/2024

**File Name:** Mitten Muay Thia CU

**Final Action:**

**Title label:** Request for Conditional Use Approval for Mitten Muay Thai, a health, recreation and physical education facility to occupy space in the EC Employment Center zoning district at 1928 Star Batt Dr., Suite D, located on the north side of Star Batt and east of Crooks; Nick Bismack, Mitten Muay Thai Gym, LLC, Applicant

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** 120224 Agenda Summary.pdf, Letter and plans.pdf, Development application.pdf, Staff Report 111924.pdf, Environmental Impact Statement.pdf, Draft PC Minutes 111924.pdf, Public Hearing Notice.pdf

**Enactment Number:**

**Contact:**

**Hearing Date:**

**Drafter:**

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	11/19/2024	Recommended for Approval	City Council Regular Meeting			Pass

### Text of Legislative File 2024-0490

**Title**

Request for Conditional Use Approval for Mitten Muay Thai, a health, recreation and physical education facility to occupy space in the EC Employment Center zoning district at 1928 Star Batt Dr., Suite D, located on the north side of Star Batt and east of Crooks; Nick Bismack, Mitten Muay Thai Gym, LLC, Applicant

**Body**

**Resolved,** the Rochester Hills City Council hereby approves the Conditional Use to allow for a health, recreation and physical education facility, Mitten Muay Thai at 1928 Star Batt Dr., Suite D in the EC Employment Center zoning district, based on documents received by the Planning Department on June 20, 2024 with the following findings:

### **Findings**

1. The proposed use will promote the intent and purpose of the Zoning Ordinance.
2. The existing building and proposed conditional use have 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. The limited maximum occupancy of 20 people for this business will be no greater than or even less than the occupancy for a light industrial type user that would be permitted by right.
3. The proposed addition of a health, recreation, and physical education facility should provide additional services being sought within the greater Rochester Hills community. There do not appear to be any similar type facilities that offer Muay Thai training along with ancillary promotional content creation within the City.
4. The existing development and proposed use are 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 existing development and proposed use should not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare as the existing building and the surrounding complex of buildings already includes several other health, recreation and physical education type uses. Those other uses are of such a nature that they shouldn't necessarily be impacted by the introduction of the proposed use, as there is no proposed outdoor activity area, and the proposed limited number of persons to be serviced within the building do not directly conflict with normal business hours for the existing industrial type tenants.
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. No outdoor use areas are proposed/allowed, and if the intensity of the use increases to include operations such as competitions or occupancy greater than 20 people for other events or uses inconsistent as those presented as part of this application (etc.), 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.
2. The hours of operation are limited to Sunday to Friday, 8:00 a.m. to 10:00 p.m.