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To: Planning Commissioners

From: David Rohr
Planning and Zoning Director

Date: February 18, 2026

Project address and Description: **Special Use Permit (PSUP 26-0001)** to permit a proposed 4,375sf express tunnel car wash. The proposed car wash will be located at 5580 E. M-36 (Chilson Commons). Features include 20 proposed vacuum spaces (free to customers) utility, stormwater, lighting and landscaping improvements. (Project narrative attached)

Owner: White Water Express Car Wash



Project site at 5580 E. M-36, Hamburg, MI.

The zoning, future land use in the Township Master Plan, and existing land uses for the subject site and surrounding parcels is on the table below:

Direction	Zoning	Future Land Use	Existing Use
Subject Site: 5580 E. M-36(4715-22-400-023)	Community Service (CS)	General Commercial	vacant
North	Community Service (CS)	General Commercial	Automotive
South	Community Service (CS)	General Commercial	Retail
East	Community Service (CS)	General Commercial	Retail
West	Community Service (CS)	General Commercial	Vacant

Future Land Use Map



- WFR - Waterfront Residential
- NR - Natural River Residential
- MHP - Mobile Home Park Residential
- NS - Neighborhood Service
- CS - Community Service

PROJECT DESCRIPTION

The proposed car wash will be located at 5580 E. M-36 (Chilson Commons). Features include 20 proposed vacuum spaces (free to customers) utility, stormwater, lighting and landscaping improvements. (Project narrative attached)

DISCRETIONARY REVIEW STANDARDS:

Below are the Special Use Permit Standards from Section 36-36 of the Zoning Ordinance in **bold** followed by staff analysis.

Special Use Permit Review, Basis of Determinations (Section 36-36(C)):

The Township Planning Commission shall review the proposed special land use in terms of the standards stated within this Ordinance and shall establish that such use and the proposed location:

- 1. Compatibility with the Master Plan: Will be harmonious and in accordance with the general objectives or any specific objectives of the Hamburg Township Master Plan.**

The following are excerpts from the 2020 Hamburg Township Master Plan that apply to this site and the proposed project followed by staff analysis.

Goal 4: Create a more visible identity for Hamburg Township and promote a sense of place within Hamburg Township. Objective B: Prioritize the economic development along the M-36 commercial corridor and in the Village Center area. Objective C: Promote revitalization of the commercial properties.

Goal 7: Preserve the rural appearance of the Township as viewed from the roadways when appropriate.

Goal 8: Protect, preserve, and enhance whenever possible the unique and desirable natural amenities of Hamburg Township.

Objective A: Direct future development to areas most suited for that type of development.

Objective B: Consider the location of the natural features on a site during review of future development layouts.

Objective C: Encourage preservation of the existing landscaping, natural features, and rural/scenic quality of the Township.

Staff Analysis: The proposed car wash will sit on a outlet (unit 10) of the Chilson Commons development. This lot is currently vacant. Unit 10 will have direct ingress/egress to the Chilson Commons internal road/parking network. The site will not have direct access to E. M-36. The development has been designed to protect existing vegetation to the greatest extent possible.

- 2. Compatibility with Surrounding Area: Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, will not change the essential character of the area, and will not be hazardous or disturbing to existing or future nearby uses. In determining whether a special land use will be compatible and not**

create a significant detrimental impact, as compared to the impacts of permitted uses, consideration shall be given to the degree of impact the special land use may have on adjacent property, as compared with the expected value to the community. The following types of impacts shall be considered:

1. Use activities, processes, materials, equipment or conditions of operation;
2. vehicular circulation and parking areas;
3. outdoor activity, storage and work areas;
4. hours of operation;
5. production of traffic, noise, vibration, smoke, fumes, odors, dust, glare, and light;
6. impacts on adjacent property values; and
7. the relative ease by which the impacts above will be mitigated.

Staff Analysis: The proposed development will have minimal impact on the general commercial character of the area. Drivers on E. M-36 accustomed to the vacant wooded lots will notice the development. As much landscaping as possible will be preserved to minimize this visual impact.

3. **Improvement to the Immediate Vicinity:** Will be an improvement in relation to property in the immediate vicinity and to the Township as a whole.

Staff analysis: The proposed use will support the general commercial uses in the area, which would not only support the Master Plan objectives but would likely benefit the immediate vicinity because the site has been historically undeveloped.

4. **Impact of Traffic on the Street System:** The location and design of the proposed special land use shall minimize the negative impact on the street system in consideration of items such as vehicle trip generation (i.e. volumes), types of traffic, access location and design, circulation and parking design, street and bridge capacity, traffic operations at proposed access points, and traffic operations at nearby intersections and access points. The Township may require submittal of a traffic impact study to ensure compliance with this standard. Such a traffic study shall be in accordance with standard practices and procedures, and prepared by a qualified traffic professional. The Township may require mitigation to maintain traffic operations at a level that is consistent with other types of permitted uses in the district. Route and operational restrictions (such as hours, cleaning of dust, or debris) may be established for construction traffic to minimize negative impacts.

Staff analysis: The site plan indicates one access point at the south end of the site. A “Right Turn Only” sign is noted on the site plan for vehicle exiting the car wash. Staff suggests the Planning Commission make any appropriate conditions as part of the preliminary site plan review.

5. **Impact on the Overall Environment:** The proposed special land use shall not have an unacceptable significant adverse effect on the quality of the natural environment in comparison to the impacts associated with typical permitted uses.

The Planning Commission may require a quantitative comparison of the impacts of typical permitted uses and the special land use to assist in making this determination (such as an overlay of conceptual development plans, on a natural features map, illustrating other site development options to demonstrate the impacts have been minimized to the extent practical). If the cumulative impact creates or contributes to a significant environmental problem, mitigation shall be provided to alleviate the impacts associated with the environmental problem, mitigations shall be provided to alleviate the impacts associated with the requested use.

Staff analysis: The proposed special land use will have a minimal impact on the quality of the natural environment in comparison to the impacts associated with typical permitted uses.

- 6. Public Services Impact: Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will provide adequately any such service or facility, will not create excessive additional public costs and will not be detrimental to the economic welfare of the Township. Public facilities shall include, but not be limited to: streets, pedestrian or bicycle facilities, police and fire protection, drainage systems, water and sewage facilities, and schools.**

Staff analysis: The township has adequate public services and facilities capacity to serve the proposed uses and staff does not find that the use would have an adverse impact on streets, public safety protection, utility systems, schools, or pedestrian or bicycle facilities.

- 7. Compliance with Zoning Ordinance Standards: Will be consistent with the intent and purposes of this Ordinance and be designed, constructed, operated, and maintained to meet the stated intent of the zoning district.**

Staff analysis: The proposed car wash will be consistent with the intent and purposes of this Ordinance and be designed, constructed, operated, and maintained to meet the stated intent of the zoning district.

RECOMMENDATIONS:

Staff recommend the Planning Commission open the public hearing, take testimony from the applicant and staff as appropriate, discuss, and make a determination on the Special Use Permit (PSUP26-0001) to permit the White-Water Express Car Wash at parcel commonly known as 5580 E. M-36 (TID 4715-22-400-023 and 4715-22-402-900). (Formal resolution attached)

EXHIBITS:

Application
Site plan
Architectural renderings