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To: Planning Commissioners
From: David Rohr
Hamburg Township
Township Planner
Date: February 18, 2026
Project Number: Preliminary Site Plan Application **PSPA26-0001**

Project Location: 5580 E. M-36 (4715-22-400-023 & 4715-22-402-900)
Applicant: EROP, LLC
Zoning: Community Service (CS)

LOCATION:

The project is located at 5580 E. M-36 on a 1.36-acre site. The parcel is an out lot of the Chilson Common development and is currently vacant. The parcel will be accessed by the private internal Chilson Common road network.

PROJECT HISTORY:

A Pre-Submittal meeting for White Water Express Car Wash **PSPA26-0001**, took place on November 6, 2025. Planning staff, Township engineer, Utilities, and Planning Commission members discussed the proposed project in anticipation of formal Site plan submittal.

Location Map



5580 E. M-36, Hamburg, MI

PROJECT DESCRIPTION:

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)*

ZONING ORDINANCE REGULATIONS:

The subject site is located within the **Community Service (CS)** Zoning District. The zoning district regulations/special land use are listed below.

| LAND USE AND ZONING | | | |
|---|----------------------|--|---------------------|
| PARCEL ID: 4715-22-400-023 & 4725-22-402-900 (UNIT 10) | | | |
| COMMUNITY SERVICE DISTRICT (CS) & HARDSHIP PLANNED UNIT DEVELOPMENT (HPUD) | | | |
| PROPOSED USE | | | |
| CAR WASH | | SPECIAL LAND USE | |
| ZONING REQUIREMENT | REQUIRED (CS) | REQUIRED (HPUD) | PROPOSED |
| MINIMUM LOT AREA | 43,560 SF | N/A | 1.36 AC (59,223 SF) |
| MINIMUM LOT WIDTH AT STREET | 150 FT | N/A | 320.2 FT |
| MINIMUM LOT COVERAGE (BUILDING) | 40% (23,688 SF) | N/A | 7.2% (4,375 SF) |
| MINIMUM LOT COVERAGE (PARKING) | 75% (44,415 SF) | N/A | 34.9% (20,354 SF) |
| MAXIMUM BUILDING HEIGHT | 2.5 STORIES / 35 FT | N/A | 1 STORY / 22 FT |
| MINIMUM FRONT YARD SETBACK | 30 FT ⁽¹⁾ | N/A | 30.0 FT |
| MINIMUM SIDE YARD SETBACK | 20 FT ⁽²⁾ | N/A | 60.0 FT |
| MINIMUM REAR YARD SETBACK | 25 FT | N/A | 113.3 FT |
| MINIMUM COMMERCIAL LANDSCAPE BUFFER | 10 FT | N/A | 10.0 FT |
| MINIMUM PARKING SETBACK (M-36 ROW) | N/A | 50 FT ⁽²⁾ | 75.8 FT |
| M-36 ACCESS | N/A | NO NEW CURB CUTS ON M-36, SHARE WITH CHILSON COMMONS | COMPLIES |

Table from site plan, page C-3.

SITE PLAN REVIEW REGULATIONS:

Landscaping:

The preliminary plan provides a tree planting plan. **Page C-10** of the site plan provides detailed landscaping details for different sections of the development.

The landscaping plan as presented satisfies the landscaping requirement with one exception on the west side of the parcel. A 60ft wide utility easement on the west side precludes planting trees.

Staff Analysis:

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|---|--|
| <p>Applicant should work with Township Utilities department on easement encroachment agreement.</p> | |
| <p>Lighting: The preliminary site plan includes a lighting plan on page C-8. The lighting plan as presented seems to meet all requirements.</p> | |
| <p>Signs: No Sign details were submitted. Proposed signage should be provided as a part of the final site plan review and shall meet the requirements of the zoning regulations.</p> <p>Suggested Condition 2: A detailed sign plan should be submitted for final site plan review.</p> | |
| <p>Sidewalks/pedestrian circulation.</p> <ol style="list-style-type: none"> 1. Site design shall demonstrate a special sensitivity to pedestrian circulation and safety. ✓ 2. Sidewalks at least five feet wide and at least seven feet wide where abutting parking shall be provided along public streets and private roads; bike paths shall be required in locations designated in the Hamburg Village master plan or to provide linkages with existing or planned bikepaths. ✓ 3. All developments shall provide pedestrian linkages between public sidewalks and the building entrances. ✓ <p>Staff Analysis: The sidewalk system within the development has been designed to provide good pedestrian access within the site.</p> | |
| <p>Architecture.</p> <ol style="list-style-type: none"> 1. Buildings shall possess architectural variety but enhance the overall cohesive and historic village character. ✓ 2. Building architecture shall meet the standards of section 36-73(7). ✓ 3. The first floor of front facades shall include at least 30 percent windows. The approximate size, shape, orientation and spacing shall match that of buildings on adjacent lots. ✓ 4. The mass and proportion of structures shall be similar to structures on adjacent lots and on the opposite side of the street. Larger buildings may be broken-up with varying building lines and rooflines to provide a series of smaller scale sections which are individually similar in mass ✓ | |

| | |
|--|----------|
| <p>and proportion to surrounding structures.</p> <p>5. Buildings located on corner lots shall provide distinct and prominent architectural features or site elements which reflect the importance of the building's corner location and creates a positive visual landmark. An entry feature or site landmark shall be required at corners designated for such a feature in the Hamburg Village master plan. The architectural feature or site element shall be subject to planning commission approval.</p> | <p>✓</p> |
| <p>Staff Analysis:</p> | |

Standards for Site Plan Review (Section 36-73).

Compliance with the standards of this section are required as a part of the preliminary Site Plan review. Staff has included these standards into the review of the preliminary site plan to make sure that if the preliminary site plan review is approved the applicant is aware that the project will need to meet the requirement of this section once all the required information is submitted for final site plan review. In the review of all site plans, the Zoning Administrator and the Planning Commission shall endeavor to assure the following:

a. The proposed development conforms to all provisions of this chapter.

The proposed development has been designed to meet all the required site plan review requirements.

b. All required information has been provided.

The application is for the preliminary site plan review. It appears that the applicant has submitted adequate information for the planning commission review of the preliminary site plan for the proposed car wash project. All required information under section 36-73 and as to address the initial comments from the different agencies and reviewing bodies will be required prior to final site plan review.

c. The movement of vehicular and pedestrian traffic within the site and in relation to access streets and sidewalks will be safe and convenient.

The Township fire district and township engineer have reviewed the roadway and sidewalk layout of the project.

d. The proposed development will be harmonious with existing and future uses in the immediate area and the community.

The development will be harmonious with existing and future uses. The development is part of a long-standing commercial PUD.

- e. **The proposed development provides the necessary infrastructure improvements, such as roads, drainage, pedestrian facilities and utilities, to serve the site, and be adequately coordinated with the current and future use of adjacent properties.**
See engineer comments attached.
- f. **The applicable requirements of Township, county and state agencies are met regarding grading and surface drainage and for the design and construction of storm sewers, stormwater holding facilities, water mains, and sanitary sewers.**
See engineer comments attached.
- g. **Natural resources will be preserved to the maximum extent possible in the site design by developing in a manner which will not detrimentally affect or destroy natural features such as lakes, ponds, streams, wetlands, steep slopes, and woodlands.**
There are not any lakes, ponds, streams, wetlands, or steep slopes on the site. The site is vacant semi-cleared land.
- h. **The proposed development shall respect the natural topography to the maximum extent possible by minimizing the amount of cutting, filling, and grading required.**
A detailed grading plan has been submitted. The subject property contains some slope on the north. Site improvements on the site will extend into the slope with steps to minimize the encroachment. The grading plan will be reviewed by the Township engineer.
- i. **The proposed development will not cause soil erosion or sedimentation.**
Prior to issuance of a building permit for this project the Livingston County Drainage Commission will require approval of a soil erosion and sedimentation plan that meets the local and state requirements.
- j. **Landscaping, including trees, shrubs and other vegetative material is provided to maintain, improve and/or restore the aesthetic quality of the site.**
A detailed landscape plan has been provided as a part of the preliminary site plan review.
- k. **Conformance to the adopted Hamburg Township Engineering and design standards.**
Detailed engineering plans are not required to be submitted as a part of the preliminary site plan review process. The township engineer has done a cursory review of the preliminary plans and project layout. The engineering comments are attached. If the preliminary site plan is approved the application will address the engineering comments and will be required to comply with all Hamburg Township Engineering and design standards prior to the issuance of a land use permit.
- l. **All proposed commercial, office, industrial, institutional and multiple-family development shall utilize quality architecture to ensure that buildings are compatible with surrounding uses, protect the investment of adjacent landowners, blend harmoniously into the streetscape and meet the objectives the Township master plan. New buildings, additions and renovations shall be designed to preserve or complement the design character of existing development, provide visual harmony between old and new buildings, and create a positive image for the Township's various commercial**

shopping nodes. Commercial, office, industrial, institutional and multiple-family architecture shall be reviewed by the planning commission under the following criteria:

- 1. Buildings shall front towards and relate to the public street. Buildings shall be located to create a defined streetscape through uniform setbacks and proper relationship to adjacent structures. Proper relationship to existing structures in the area shall be maintained through building mass, proportion, scale, roofline shapes and rhythm. Buildings within the area designated on the master plan and Village Center master plan as the "Hamburg Village" shall be compatible with the historic character of the unincorporated place commonly referred to as the "Old Hamburg Village."**
- 2. Building materials and colors shall relate well and be harmonious with the surrounding area. Roof shape and materials shall be architecturally compatible with adjacent buildings and enhance the predominant streetscape. For any side of a principal building facing a public or private street, at least 50 percent of the facade shall be constructed of, or covered with, the following materials:**
 - 1. Brick;**
 - 2. Fluted or scored concrete block;**
 - 3. Cut stone;**
 - 4. Vinyl siding;**
 - 5. Wood siding;**
 - 6. Glass; or**
 - 7. Other materials similar to the above as determined by the planning commission.**
- 3. Buildings shall possess architectural variety, but enhance the overall cohesive community character. Buildings shall provide architectural features, details and ornaments such as archways, colonnades, towers, cornices or peaked rooflines.**
- 4. Building walls over 100 feet in length shall be broken up with a combination of the following: varying building lines, windows, architectural accents and trees.**
- 5. Building entrances shall utilize windows, canopies and awnings; provide unity of scale, texture, and color; and provide a sense of place.**
- 6. Where the rear facade of a building will be visible from a residential zoning district, or the rear of the site will be used for public access or parking, such rear facade shall be constructed to a finished quality comparable to the front facade.**
- 7. Signs, landscaping, lighting and other site elements shall be coordinated and compatible with the building design, as well as harmonious with other nearby developments. Developments shall provide site features such as decorative entry signs, ornamental lighting, pedestrian plazas and/or pedestrian furniture.**

The proposed layout and structure on the site have been designed to be compatible with the Chilson Common design.

RECOMMENDATIONS:

Staff believe that as conditioned and with final review of the project under the final site plan review requirement the proposed preliminary site plan for the project is in substantially compliance with the required standards under sections 36-442 and 36-73.

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 Preliminary Site Plan Application (PSPA26-0001) 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).

Suggested Condition 1:

A detailed sign plan should be submitted for final site plan review.

Suggested Condition 2: Prior to the review of the final site plan or the issuance of a land use permit as needed all appropriate approvals from local, county, state, and federal agencies, including, but not limited to, Hamburg Township Fire, Assessor, and Public Works Departments, the Livingston County Road Commission, Drain Commissioner, and Health Department; and the Michigan Department of Environment, Great Lakes and Energy and Transportation shall be received.

Next Steps:

If the Planning Commission recommends approval of the preliminary site plan, the Township Board shall consider the Planning Commission recommendation and public hearing comments and shall take action to approve, deny or remand the site plan back to the Planning Commission for further review.

If the Township Board approves preliminary site plan, the applicant shall submit a final site plan which contains all information required by Article 3 of the Township Zoning Ordinance.

The Planning Commission shall review the submitted Final site plan to ensure compliance with all standards and criteria of Article 3 Site Plan Review. The Planning Commission then takes action to recommend approval or denial of the Final Site Plan to the Township Board based upon compliance with the above referenced standards.

Upon receipt of the report and recommendation of the Planning Commission, the Township Board shall review all findings. If the Township Board determines that approval would be appropriate, it shall instruct the Applicant to work with the Township Attorney to prepare a development agreement setting forth the conditions upon which such approval is based. Such conditions shall include, where appropriate, identification of the phases and timetable for development, and an estimate of the costs of implementing each phase.

After approval by resolution of the Township Board, the Development Agreement shall be executed by the Township and the applicant and recorded in the County records. Approval shall be granted only upon the Township Board determining that all qualification requirements, conditions of approval, and provisions of this and other Township Ordinances have been met, and that the proposed development will not adversely affect public health, welfare and safety. Approval shall further be subjected to the condition that the contract will be properly recorded.

Exhibits:

Project Application.

Project description

Architectural renderings

Hamburg Township Fire Department Initial Review

Hamburg Township Engineering Consultant Initial Review