

To: Township Board of Trustees

From: David Rohr

Date: December 19, 2023

RE: M-36 Access for Proposed Car Wash

**HISTORY:**

On August 1, 2023, Township/County Staff met with members of a development team in a Pre-Application meeting to discuss a proposed car wash on the westerly parcel of Chilson Commons site on M-36. Township staff was informed that the development was denied access to the site through the existing Chilson Common access points along M-36. Therefore, the site could only be accessed by a new curb cut onto M-36.

The amended HPUD agreement, December 4, 2020, forbids any new access points along M-36. The Developer is asking the Board to amend the development agreement. Planning staff has several concerns about this proposed access onto M-36. Principally, the proposed intersection will cause major safety issues, especially during rush hour. Staff believes that a curb cut on M-36 is unnecessary and that the proposed site can be easily accessed by the existing curb cut(s) to Chilson Commons site. If the owner/operator of Chilson Commons wishes to develop that out parcel, then utilizing the existing access points is the most logical route.

**RECOMMENDATION:**

Staff recommends that the Township Board deny the proposed amendment to the HPUD agreement.

**ATTACHMENTS:**

- Proposed Car wash site plan
- HPUD Development agreement