

City of Lathrup Village
Planning Commission
27400 Southfield Road
Lathrup Village, Michigan 48076
Phone: (248) 557-2600
Fax: (248) 557-2602
lathrupvillage.org

Office Use Only

Date Submitted: _____

Application Review Date: _____

Public Hearing Date: _____

A HERITAGE OF GOOD LIVING

APPLICATION FOR SPECIAL LAND USE

Please note that information requested and the procedure followed is pursuant to Sec. 6.2 Special Land Use and Standards. As stated above, the Special Land Use will be necessary to allow for special uses not automatically allowed in the zoning district. The Special Land Use application requires a public hearing in front of the Planning Commission. Applicant is encouraged to be present to answer questions and address the business development aspects of the proposed use.

Property Information

Project Name: Discount Tire - MID 24 Lathrup Village

Subject Property Address: 27000 Southfield Road, Lathrup Village, MI

Subject Property Parcel Number: 24-13-359-007 (-054, -052, -007, -016, -061 are part of Discount Tire Property as well)

Legal Description: See plan set

Acreage: 0.172 acres

Frontage (in feet): 50'

Dimensions: 50' x 150'

Proposed Use: Dead tire storage, loading zone, expanded parking

Current Zoning: Residential - Single Family (007) (Adjacent parcels are Commercial-Vehicular (054, 052), Mixed Use (016, 061))

Applicant Information

Name: Joseph Westerbeke, PE, of Eng., Inc. (incorporated in Michigan)

Address: 16930 Robbins Road Ste 105, Grand Haven

State: Michigan

Zip Code: 49417

Phone Number: 616-743-7070

Fax: 517-887-6335

Email Address: westerbekej@engdot.com

Interest in Property: Project Engineer

*If the applicant is a corporation or a partnership, please attach the state in which it is organized.

Property Owner Information

Name: Halle Properties, LLC

Address: 20225 N Scottsdale Road, Scottsdale

State: AZ

Zip Code: 85255

Phone Number: (480) 606-6193

Fax:

Email Address: Bill.Shrum@discounttire.com

Description of Proof of Ownership Provided:

Site Plan Information

Prepared by: Joseph Westerbeke, PE, Eng., Inc.

Address: 16930 Robbins Road Ste 105, Grand Haven

State: MI

Zip Code: 49417

Phone Number: 616-743-7070

Fax:

Email Address: westerbekej@engdot.com

Are there any proposed improvements to the site consistent with the City's Design Guidelines?:

Yes

NO

Application for Special Land Use- Page 2

The undersigned hereby applies for approval of a Special Land Use under the procedures of Article 16 of the Zoning Ordinance. Applicants are strongly advised to acquaint themselves with Article 16 prior to completing this application.

Please use additional sheets of paper as necessary

1.) Please describe the type and nature of the business being proposed for the property for which you are seeking special use approval. In addition, please list the appropriate Class Use under which the proposed business falls.

The proposed use for the subject parcel is additional parking for the Discount Tire store which is located on the four adjacent parcels to the south, west, and southwest. The proposed business class use is Commercial – Vehicular. The parcel is currently being used for a small amount of parking and a trash enclosure for Discount Tire but is primarily grassed open space.

2.) Please list the following information about your hours of operation.

For the General Public:	Weekdays	8 AM - 6 PM	For the Employees Only:	Weekdays:	same as general public hours
	Weekends	8 AM - 5 PM SAT, Closed SUN		Weekends:	same as general public hours

3.) Please list the peak hours of operation and the maximum number of persons who will be occupying the business during the listed peak hours (space is provided for multiple peak hours.)

Peak Hours:	Weekdays:	No peak	Maximum Occupancy:	Weekdays:	100
	Weekends	Higher volume than weekday		Weekends:	100

4.) Please state the maximum number of motor vehicles that will be attracted to the property for which you are seeking special land use approval. If the peak days and times are different than those listed above, please list below.

There are currently 6 parking spaces on Parcel 24-13-359-007, and there are 14 parking spaces being proposed on this parcel. The total parking spaces for the Discount Tire will remain unchanged with the proposed project (39 total spaces)

5.) Please describe what requests and demands for city services that the city will receive by reason of occupancy which may be beyond those routinely provided to the city-at-large. Examples may be traffic regulation, ordinance enforcement, public safety, and water and sewer services.

There will be no change to city services as a result of the proposed project.

6.) Based on the below definition of **Reasonable Use** (as defined in Section 244 of the Zoning Ordinance), please explain how the proposed use would be harmonious and compatible with the natural environment on the site, the character of the surrounding area, public services and facilities in the area, and the adjacent uses of land.

"A proposed use is reasonable when it would be harmonious, comptible, appropriate, would not impinge unreasonably on the value or use of nearby properties, and would not impair sound communal development as and where proposed to be established."

The parcel is currently being used for parking and a trash enclosure at the Discount Tire site. The proposed parking expansion will allow for other site upgrades needed to meet the requirements of the Zoning Ordinance, including the following:

- a. The Discount Tire building on parcel 24-13-359-052 will be expanded to the north to provide dead tire storage and a loading area. Tires are currently being stored adjacent to the building in a mobile storage crate.
- b. Parking spaces will be relocated from the area north of the building to Parcel 24-13-359-007. This will allow for an adequate loading zone north of the existing building and ensure delivery vehicles do not park within the 20' public alley.
- c. The expanded parking/paved area will allow for the air check queue to be shifted east outside the 20' public alley.

Application for Special Land Use- Page 3

7.) If the special use is granted, will the use then conform to all of the other regulations of the Zoning Ordinance and other ordinances of the City without a need for additional variances (including signage ordinances)?

Yes

8.) Please describe what, if any, activities may reasonably be anticipated to occur on the premises and in the neighborhood as a result of the occupancy, which reasonable persons or ordinary sensibilities may possibly find incompatible - in particular, what changes, if any, will be observed for the following items:

	More	Less	Same		More	Less	Same
Noise			X	Odors, fumes			X
Dust or Dirt			X	Pedestrian and vehicle traffic			X
Lights, glare			X	Litter, waste, trash			X

9.) If you checked any item as more, please describe what, if any, effects you believe will result on adjacent properties:

N/A

10.) Will the proposed use risk diminishing the fair market value of neighboring lands or buildings to any substantial or significant degree?

The neighboring parcels are currently located adjacent to the Discount Tire store and other Mixed Use development located east of Discount Tire. The expanded parking is a minor change to the site and will not have a significant impact on the fair market value of neighboring parcels.

11.) Please state whether or not the location, intensity, and periods of operation proposed will cause or create a public or private nuisance. Typical nuisance complaints associated with our business community include but are not limited to those listed in question #8 above, as well as parking problems, additional light pollution affecting adjacent properties, property appearance and maintenance.

The location, intensity, and periods of operation will not change in the in proposed conditions and will not cause or create a nuisance. The parking will be slightly closer to the adjacent residential parcels, but a wall will be provided which will be improvement compared to the existing conditions.

12.) Please describe how you will provide for the maximum enhancement of the environment of the surrounding area. This may include, but not be limited to, buffering, landscaping, signage, façade, or other site amenities pursuant to the City's Zoning Ordinance and Design Guidelines.

A proposed wall will be provided between the Commercial – Vehicular and Residential zoned areas, as required by the Zoning Ordinance. Landscaping will be provided adjacent to the proposed wall to provide additional screening for pedestrian or vehicular traffic passing the north side of the site. The existing trash enclosure will also be relocated to the south, further away from the road and adjacent residential properties.

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Special Land Use Process

Note: The City Council approves Special Land Uses. All special land use decisions of the city council shall be administratively final and subject to appeal only to courts of competent jurisdiction.

1	All application materials and Special Land Use Fees are submitted and reviewed for completeness at the City Offices.
2	A public hearing before the Planning Commission is scheduled and notices are mailed to property owners within 300 ft.
3	Application materials are reviewed by the Building Official, City Attorney, and City Planners and comments are submitted to the Planning Commission Chair.
4	The Planning Commission holds a public hearing and reviews all information pertaining to the request. Applicants are strongly encouraged to attend these meetings (held on the second Tuesday of each month).
5	Planning Commission will make a formal recommendation for approval or denial to the City Council.
6	The City Council reviews the application per the standards outlined in Sec 6.2.10 of the Lathrup Village Zoning Ordinance (see below).
7	A decision is rendered on the application of the Special Land Use. The request is either approved or denied by the City Council.

Application Checklist

The applicant is required to submit the following materials to the City Hall **30 days** prior to the regularly scheduled date of the Public Hearing. Failure to supply all of the required information will result in the rejection of the application by the administration or the Planning Commission.

<input checked="" type="checkbox"/>	Three completed and signed copies of the Special Land Use Application.	One set per Susie Stec
<input checked="" type="checkbox"/>	Three copies of the proposed or existing site plan.	One set per Susie Stec
<input checked="" type="checkbox"/>	Special Land Use Application Fee.	
<input type="checkbox"/>	Any additional information the applicant believes to be useful.	

Applicant's Declaration

I declare that the foregoing answers honestly and fairly describe the nature of the proposed use to the best of my information, knowledge, and belief. I understand that City Officials and the City Council will rely upon my representations in processing this application and agree that any resulting decisions or approvals may be conditioned upon the use being conducted as represented and may be voided or modified in the event that any such representation may later be determined to have been materially faulty or misleading.

Applicant's Printed Name: Joseph Westerbeke, PE, for Eng., Inc.

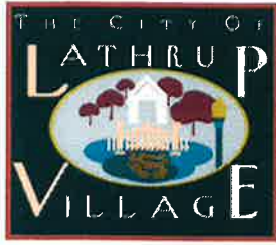
Applicant's Signature: 

Date: 4-23-2021

Property Owner's Printed Name: Matthew Johnson, Agent

Property Owner's Signature: 

Date: 4.21.2021



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City of Lathrup Village
 27400 Southfield Road
 Lathrup Village, MI 48076
 Phone: (248) 557-2600
www.lathrupvillage.org

PLANNING & ZONING FEES

Application Type	Fee
Lot Split	\$400 + \$10/lot
Rezoning	\$895 plus \$15/acre over 10
Special Land Use Request	\$1,675
Multi-Family Site Plan Review	\$1,225 + \$1/unit
Commercial Site Plan Review	\$1,300
Engineering Plan Review	\$500
Planned Unit Development	\$1,000 plus \$100/acre or fraction thereof
Administrative Review	\$250
Commercial (Dimensional)	\$500 for 1 st variance; \$150/additional variance on the same site
Residential (Dimensional)	\$300 for 1 st variance; \$100/additional variance on the same site.
Use Variance	\$850
Extra Pre-Application Meeting	\$300

Halle Properties, L.L.C.
 Scottsdale, AZ 85255
 480-606-6000

Vendor Account No.21783

Check No.2000033484

DATE	INVOICE NUMBER	DEDUCTION REASON	GROSS AMOUNT	DISCOUNT	NET AMOUNT
04/19/2021	LANDUSEMID24		1,675.00	0.00	1,675.00
TOTALS:			1,675.00	0.00	1,675.00

Please Detach Before Depositing
 PAGE: 1 of 1

THIS CHECK IS VOID WITHOUT A BLUE AND GREEN BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK - HOLD AT AN ANGLE TO VIEW

Halle Properties, L.L.C.
 20225 N Scottsdale Road
 Scottsdale, AZ 85255
 480-606-6000

Wells Fargo
 PO Box 63020
 San Francisco, CA 94163

*VOID AFTER 180 DAYS

91-527/1221


Check# 2000033484

Date: 04/20/2021

Check Amount
****1,675.00****

PAY ONE THOUSAND SIX HUNDRED SEVENTY-FIVE and 00/100 DOLLARS***

TO CITY OF LATHRUP VILLAGE
 THE 27400 SOUTHFIELD RD
 ORDER LATHRUP VILLAGE, MI 48076-3412
 OF



Authorized Signature

BORDER CONTAINS MICROPRINTING

⑈ 2000033484 ⑈ ⑆ 122105278 ⑆

2190503889⑈

QUICK SHIP FORM

(Printable Form Only)

Please print two copies of this form.

✓ Attach one copy to the package you are shipping

✓ Keep the second copy for your records

DATE: 4/22/2021

REQUESTED BY:

Name: Donna Warner

Extension #: 67132

Email: donna.warner@discounttire.com

Department #: Construction AZO020

SHIP TO REGIONAL OFFICE: (Regional Offices receive dispatch on Thursdays.
Stores receive dispatch from Regional Offices on Fridays.)

All Regions

<input type="checkbox"/> AZP	<input type="checkbox"/> CAS	<input type="checkbox"/> GAA	<input type="checkbox"/> KSK	<input type="checkbox"/> MNM	<input type="checkbox"/> NVL	<input type="checkbox"/> TXD	<input type="checkbox"/> UTS
<input type="checkbox"/> CAL	<input type="checkbox"/> COD	<input type="checkbox"/> ILC	<input type="checkbox"/> MIA	<input type="checkbox"/> NCC	<input type="checkbox"/> OKO	<input type="checkbox"/> TXH	<input type="checkbox"/> VAR
<input type="checkbox"/> CAN	<input type="checkbox"/> FLJ	<input type="checkbox"/> INI	<input type="checkbox"/> MIW	<input type="checkbox"/> NMA	<input type="checkbox"/> TNN	<input type="checkbox"/> TXS	<input type="checkbox"/> WAS

SHIP TO STORE:

SHIP TO: (Cannot ship to a PO Box)

Attention: Susie Stec

Company: City of Lathrup Village

Street: 27400 Southfield Road

Floor/Suite: _____

City/State: Lathrup Village, MI

Zip: 48076

Phone #: _____

Residential Commercial
 Save Address Proof of Delivery

SHIPPING DETAILS:

Service Level: Next Day by 10:30AM BILL TO: DT ACCT #: _____

Bill Recipient Shipments Only

PACKAGE DETAILS:

Contents: _____ DW = L: _____ W: _____ H: _____

Declared Value: (1st \$100 is included): N/A

COMMENTS: MID 24

DISTRIBUTION ONLY:

Courier Signature: _____ Pick Up Date: _____

Courier Signature: _____ Return Initials: _____

SHIPPING TAGS:



Discount Tire Company, Inc.

America's Tire Co.

20225 N. Scottsdale Road

Scottsdale, AZ 85255

Phone 480-606-7059

Fax 480-606-4370

To: Susie Stec

From: Donna Warner

Date: April 22, 2021

Re: MID 24

Hello!

Attached, please find the signed Application for Special Land Use and Application for Site Plan Review for Discount Tire's site in Lathrup Village. Please let me know if you need anything else.

Thank you,

Donna Warner

Discount Tire

Construction Administrative Assistant

20225 N. Scottsdale Rd.

Scottsdale, AZ 85255

Donna.Warner@discounttire.com

480-606-7132