



**CITY OF MADISON HEIGHTS  
COMMUNITY DEVELOPMENT DEPARTMENT  
PETITION FOR USE PERMITTED BY  
SPECIAL APPROVAL**

FOR OFFICE USE ONLY			
Request	<u>PSP 23-004</u>	No:	
Date	<u>6/6/23</u>	Filed:	
Approved	by	CDD:	
Approved for Hearing: _____			

I (we) the under signed, do hereby apply and petition the City of Madison Heights for a Special Approval Use Permit and provide the following information.

(Application must be typed)

Building Address: 29448 JOHN R ROAD Tax ID No.: 44 - 25 - 12 - 304 - 010

**APPLICANT INFORMATION**

Name: Moschouris Management and Development (William Gershenson)

Phone No.: 248-417-3913 Fax No.: \_\_\_\_\_

Mailing Address: 876 Horace Brown Dr City, State, Zip: Madison Heights, MI  
(Notices will be mailed to this address)

Driver's License No.: G625887367260 Date of Birth: 04/02/1978

Interest in Property: Developer

**BUILDING & BUSINESS INFORMATION**

Zoning District: M-1 Use Requested Pursuant to Section 10.326.8 (Auto Wash) of the Zoning Ordinance

Explain Requested Use in Detail: PROPOSED 4,625 SF AUTOMATIC CONVEYOR CAR WASH  
13 VACUUM STALLS, 5 EMPLOYEE PARKING SPACES, 2 PAY STATIONS,  
28 STACKING SPACES

The above referenced parcel is known as: (Lots(s) Acreage Parcel (s)) N/A of N/A

Subdivision (if platted lot(s)) and is located on the N S E W (Circle One) side of John R Street/Road between  
12 Mile Street/Road and Dartmouth Street / Road.

Hours of Operation: 8AM - 10PM

Property Frontage: 259.26 Width/Depth: 259.26 / Varies No. of Parking Spaces: \_\_\_\_\_ Private Lot \_\_\_\_\_ Shared Lot \_\_\_\_\_

No. of Floors: 1 Max. No. of Employees: 5 Male \_\_\_\_\_ Female \_\_\_\_\_ No. on Largest Single Shift: 5

No. of Seats for Restaurant or Assembly Uses: N/A Capacity of Waiting Area: 5

Building: New ☒ or Existing \_\_\_\_\_ Will Additions or Alterations to the Building be Required? N/A

Explain: N/A

Describe Any Other Site Improvements to be Made: N/A

Building Owner Name: City of Madison Heights Phone No.: 248-588-1200 Fax No.: N/A

Mailing Address: 300 West Thirteen Mile Road City: Madison Heights, MI Zip: 48071  
(Notices will be mailed to this address)

**Note: All blanks and boxes above must be completed. Use N/A where appropriate.  
CONTINUED ON REVERSE SIDE**



**PETITION FOR USE PERMITTED BY  
SPECIAL APPROVAL (Continued)**

Include one (1) copies of a site plan, no larger than 11 x 17 inches, which meets the requirements of Section 10.514 of the Zoning Ordinance of Madison Heights and the required seven hundred and fifty dollar fee (\$750.00) plus a site plan application.

This petition / application must be signed by both the Owner in Fee of the property and the Applicant prior to submittal. Applicant(s) and property owner(s) hereby consent to city staff, board and commission members, and contractors to access the property for purposes of evaluating the site for the requested action(s).

**FOR THE OWNER:**

Signature BA  
Printed William Gershenson Name  
Date 6/5/2023

**FOR THE APPLICANT IF NOT THE OWNER:**

Signature \_\_\_\_\_  
Printed \_\_\_\_\_ Name  
Date \_\_\_\_\_

**NOTARY:**

On this 5th day of June

Before me personally appeared

William Gershenson to me known to be the person who executed the forgoing instrument, and acknowledged that he executed the same as his free act and deed.

Notary's Signature [Signature]

Notary's Printed Name Jalyn Chiodoni

Notary public, State of Michigan,

County of Macomb.

My commission expires sep. 17, 2025.

Acting in the County of Oakland.

**NOTARY:**

On this \_\_\_\_\_ day of \_\_\_\_\_

Before me personally appeared

\_\_\_\_\_ to me known to be the person who executed the forgoing instrument, and acknowledged that he executed the same as his free act and deed.

Notary's Signature \_\_\_\_\_

Notary's Printed Name \_\_\_\_\_

Notary public, State of Michigan,

County of \_\_\_\_\_.

My commission expires \_\_\_\_\_.

Acting in the County of \_\_\_\_\_.

**OFFICE USE ONLY**

\$750.00 Fee Paid ☒ Receipt Number ☒ By ☒ Date: 6/6/23

One Site Plan Attached no larger than 11 x 17 inches ☒ Yes ☐ No

Site Plan Application: [Signature] Date: [Signature]

Copies to C.D.D. \_\_\_\_\_

Notices Mailed to Properties Within 500 Feet \_\_\_\_\_

Council Action \_\_\_\_\_

Meeting Date \_\_\_\_\_

# STONEFIELD

June 16, 2023

City Council of Madison Heights  
300 W. 13 Mile Road  
Madison Heights, MI 48071

**RE: Tommy's Car Wash – Special Land Use Approval  
29448 John R Road  
Madison Heights, MI 48071**

City Councilmembers:

See below for compliance with Special Approval Use Standards Pursuant to Zoning Ordinance Section 10.201(4).

1. Site plans submitted for special approval uses shall be prepared in conformance with and contain all information as outlined in Section 10.514. Site Plan Review.

**Response: Tommy's has submitted its Site Plan and other required documentation for Special Approval Uses in compliance with all information as outlined in Section 10.514.**

2. All design standards or criteria imposed on specific special approval uses elsewhere in this Ordinance shall be met.

**Response: The criteria as outlined in Section 10.326(8), specifically addresses auto washes. Tommy's is in compliance with or exceeds the stated criteria but is providing landscaping instead of a chain-link fence around the north and east property lines. Tommy's believes a chain-link fence would be unsightly given the new construction in the immediate area.**

3. The use shall be designed and located so that it is compatible with the surrounding properties, neighborhood and vicinity. At a minimum, this shall include:
  - a. Location of use(s) on site;
  - b. Height of all improvements and structures;
  - c. Adjacent conforming land uses;
  - d. Need for proposed use in specified areas of the city;
  - e. Conformance with future land use plans for the area as adopted by the planning commission; and
  - f. Compatibility with the permitted principal uses allowed in the zoning district where the special approval use is requested.

**Response: Tommy's is compatible with the surrounding commercial properties and vicinity. The site is 4.91 AC providing adequate space for all primary and secondary business activities. The proposed uses are consistent with other uses in the vicinity allowing consumers to make multiple stops during one vehicle trip.**

4. Ingress/egress to the use shall be controlled to assure maximum vehicular and pedestrian safety, convenience and minimum traffic impact on adjacent roads, drives and uses including, but not limited to:
  - a. Reduction in the number of ingress/egress points through elimination, minimization and/or consolidation of drives and/or curb cuts;
  - b. Proximity and relation to intersections, specifically with regard to distance from drive(s) to intersection(s);
  - c. Reduction/elimination of pedestrian/vehicular traffic conflicts;
  - d. Adequacy of sight distances;
  - e. Location and access of off-street parking;
  - f. Location and/or potential use of service drives to access multiple parcels, reducing the number of access points necessary to serve the parcels.

**Response: There is only one driveway access point for ingress and egress to the site via a shared access drive. The interior drives are routed in such manner to eliminate or minimize any vehicular conflict within the site. There are ample site lines to avoid any conflicts with pedestrians or bikers when cars are entering or leaving the site. More than adequate on-site parking is provided.**

5. Screening shall be provided along all property lines, where council determines such screening is necessary to minimize impact of the use on adjacent properties or uses.

**Response: There is no proposed screening walls with the site layout, however the Tommy's building provides a unique aesthetic and entry area which will screen the stacking to the north. Significant screening trees and plantings are proposed along the north and east sides of the development. The south is a proposed drive-thru restaurant that will be part of the ultimate development and will be within the same nature as the car wash.**

6. The use shall be properly served by utilities.

**Response: The utilities are adequate, and the proposed site uses shall be properly served.**

7. The use shall not have an adverse effect on the environment beyond the normal affects of permitted principal uses in the same zoning district and shall not result in an impairment, pollution, and/or destruction of the air, water, and natural resources.

**Response: The proposed cart wash will not create any adverse environmental impacts. In fact, Tommy's recycles approximately 90% of the water used at the facility. Any water discharged in the public sewer system will go through a sand-oil separator system to eliminate the possibility of any contamination. Tommy's Car Wash is an eco-friendly business that uses about one-third of the water that would be used with residents cleaning their car at home.**

8. The use shall be specifically scrutinized for conformance with the performance standards outlined in Section 10.509 of this Ordinance.

**Response: The proposed use is in compliance with Section 10.509, which concerns performance standards, including open storage, glare and radioactive materials, fire and explosive hazards, noise and waste. None of these adverse factors are present at the project site. To reduce noise, the main vacuum filter/separator and vacuum turbines are located inside an enclosure to mitigate noise. No outdoor speakers are associated with the car wash tunnel. There is little noise that emanates from the car wash building and is of an intermittent nature. As previously stated, water is recycled and there will be no untreated waste discharge into the public sewer system.**

9. The proposed use shall be designed as to location, size, intensity, site layout, and periods of operation to eliminate any possible nuisances which might be noxious to the occupants of any other nearby properties. The use shall not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive smoke, fumes, glare, noise, vibration, odors, and adverse environmental impacts.

**Response: The site layout has been designed to eliminate any possible nuisances that might affect adjacent properties. The primary car wash activity will be within an enclosed building. There is no excessive smoke, fumes, glare, noise, vibration, odors, or adverse environmental impacts.**

10. The proposed use does not impose an unreasonable burden upon public services and utilities in relation to the burden imposed by permitted principal uses in the same zoning district.

**Response: The proposed use does not impose any burden upon public services and utilities.**

Best Regards,



J. Reid Cooksey, PE  
**Stonefield Engineering and Design, LLC**