

May 24, 2024

City of Madison Heights
ATTN: Mayor and All City Council Members
Care of; Cheryl Rottman, CMC
300 West 13 Mile Road
Madison Heights, MI 48071

RE: Case # PSP 24-03 – 28245 John R Road

Madam Mayor and Council persons:

I live in a property next to the alley which is adjacent to Wash Pointe Car Wash. I have lived in this property for decades. I have had issues with lights on commercial businesses, noise and traffic from the commercial businesses across the alley and facing John R Road. I have raised my concerns before. I have also raised questions about the ownership and care taking responsibility of the alley which years ago served as a buffer between the businesses and the neighboring residential properties. I have never been given a straight answer and the businesses continue to expand and dominate use of the alley destroying the buffer between their activities and my quiet use and enjoyment of my home.

I object to the proposed expansion of the use of vacuums at the car wash as set forth in the above case number.

Trash is picked up in locations and at times when it should not be. There is noise coming from the car wash and increasing the number of vacuums will only increase that noise.

The city has a duty to balance the needs of businesses and their adjoining residential neighbors. The city has allowed special use permits for lighting, vacuums and other use of the alley that separates the businesses from its residential neighbors. This has led to disruption and interference with the quiet use and enjoyment of residential properties. I own one of the affected properties and my concerns have continually taken a back seat to the interests of the commercial interests on John R.

The result is a less friendly, noisier and busier community that is a less appealing place to live. The city needs to stand for the average person. More vacuums will only lead to more noise, more traffic, more congestion and more disturbance. The Council must consider the increase of these factors under 10.201 of the Zoning appendix. The activity will produce more garbage, more noise and more traffic. These elements will be “noxious” to the occupants of the nearby properties. Section 10.201 (4), (i).

This noxious effect greatly outweighs any nominal effect on the business. The car wash will still have vacuums and the ability to operate. A few more dollars in the owners’ pockets can’t outweigh the ability of regular law-abiding people from enjoying their quiet use and enjoyment of their property. If it does in the Council’s eyes, there is something wrong.

Please make this a part of the official record by either reading or exhibiting it into the record.

Thank you.

Kevin Trabucchi