

91. Business Licenses – Initial and Temporary/Seasonal.

Motion by Councilman Clark, seconded by Councilwoman Scot, to approve the initial business license application from Robert Scarfone to operate an attorney's office at 241 E. 11 Mile Road and the temporary/seasonal business license application from Karen Czapp, representing Super K-Mart Center, to operate an outdoor sale of plants and outdoor bedding materials at 29101 John R Road; subject to approval by all City Departments and in compliance with all City Ordinances.

Yeas: Clark, Corbett, Gerald, Gettings, Hartwell, Scott, Swanson

Nays: None

92. Public Hearing – Special Approval at 950 E. Whitcomb.

A public hearing was held to hear comments, if any, to permit the use of a motor vehicle repair facility in the M-1 Light Industrial District at 950 E. Whitcomb. The Chief Operating Officer, Bradley Urlaub, for Mobility Resource Associates, Inc. d/b/a MRA introduced himself and indicated that he was willing to address any questions from Council regarding the Special Approval request. Mr. John Beardmore, 1100 E. Whitcomb, expressed concerns regarding the outdoor parking of vehicles awaiting service. Community Development Director Schafer responded by stating that the Special Approval being considered by Council is conditioned upon it being an accessory use of the existing business and that vehicles awaiting repair will be required to be stored indoors. Hearing no further comments, Mayor Swanson closed the public hearing.

Motion by Mayor Pro Tem Hartwell, seconded by Councilman Gettings, to approve the Special Approval as follows:

WHEREAS, a Special Approval Board application has been received from Mobility Resource Associates, Inc. d/b/a MRA requesting to use the property at 950 E. Whitcomb for a motor vehicle repair facility, said property is zoned M-1 Light Industrial; and,

WHEREAS, a public hearing was advertised in The Daily Tribune on March 17, 2011 and 58 notices were mailed to property owners within 500 feet of the aforementioned property; and,

WHEREAS, a report has been received from the Community Development Department, stating:

LOCATION: 950 E. Whitcomb

REQUEST: Special Approval for motor vehicle heavy repair in the M-1 District under Section 10.329(6) of the Zoning Ordinance

EXISTING ZONING: M-1 Light Industrial

EXISTING USE: Vacant Industrial Building

STAFF ANALYSIS:

1. Special Approval is required for motor vehicle repair in the M-1 District. The applicant is seeking approval to utilize the existing 41,958 square foot building for minor vehicle repair and service in conjunction with the primary use of the building – production of custom vehicles and semi-trailers for exhibits and training facilities.
2. Parking exceeds minimum ordinance requirements.
3. Hours of Operation: 8:00 a.m. – 6:00 p.m. Monday – Friday.
4. The Site Plan Review Committee has reviewed the plan and has no additional comments to address.
5. Should City Council grant special approval for this proposed use, the Site Plan Review Committee recommends the following conditions:
 - a. All repairs shall be conducted entirely within the building; and,
 - b. All vehicles waiting for repair shall be stored within the building; and,
 - c. All display trailers shall be stored within the building or in one of the four (4) designated outdoor parking spaces south of the building.

NOW, THEREFORE, BE IT RESOLVED, that the Madison Heights City Council, acting as a Special Approval Board in accordance with Section 10.329(6) of the Code of Ordinances, hereby approves the Special Approval request with of the conditions as recommended by the Site Plan Review Committee:

1. All repairs shall be conducted entirely within the building.
2. All vehicles waiting for repair shall be stored within the building.
3. All display trailers shall be stored within the building or in one of the four (4) designated outdoor parking spaces south of the building.

Yeas: Corbett, Geraldts, Gettings, Hartwell, Scott, Swanson, Clark
Nays: None