

DATE: May 21, 2024

TO: City Council

FROM: Melissa R. Marsh, City Manager

SUBJECT: Agenda Comments - Regular Council Meeting of Tuesday, May 28, 2024

The following are my comments on items appearing on the agenda of the Regular Council Meeting on Tuesday, May 28, 2024.

PUBLIC HEARINGS:

SPECIAL APPROVAL PSP 24-03 – 28245 JOHN R ROAD, MODIFICATIONS TO PREVIOUSLY APPROVED SPECIAL APPROVAL

The applicant and property owner, Steve Gunn, requests a modification to a previously approved Special Approval application for Wash Pointe Car Wash, located at 28245 John R Road (PIN # 44-25-14-232-014). The applicant owns and operates the auto wash and requests to increase the number of exterior vacuum spaces from four (4) to eight (8). The property is zoned B-3, General Business.

The applicant intends to remove their existing vacuums and install a total of nine (9) “VACUTECH” vacuums, which will be accessed via eight (8) angled parking spaces. The additional vacuum will allow patrons on the end to vacuum either side of their vehicle. Based on the angled orientation of the proposed vacuuming parking spaces, one-way vehicle circulation will be required on site; this will require customers to enter the auto wash after using the vacuums. Per the applicant, the new vacuum spaces will be free to use, but patrons will be required to utilize the car wash after vacuuming. Signage will be placed on site relaying this information, and staff will be on site to help with traffic flow. The turbine, which generates air flow and power to the vacuuming hoses, will be placed inside the auto wash structure.

Staff concerns relating to exterior vacuums primarily relate to noise and hours of operation. While the subject site directly abuts a residential neighborhood to the west, the auto wash building separates the vacuuming spaces from the adjacent homes. Additionally, the vacuuming operating equipment, including turbine and muffler, will be located within the auto wash structure which should dampen noise impacts. The Zoning Board of Appeals previously approved a variance to allow exterior vacuums but did not place a condition relating to the total number of vacuums. Therefore, additional variances through the ZBA are not required.

If City Council moves to approve the requested modifications to the Special Approval use, staff recommends including the following conditions of approval relating directly to the site layout and operation of the proposed vacuums, in accordance with Section 10.201(4)(k), to fulfill the spirit and purpose of the Zoning Ordinance and the intent of the B-3 zoning district:

1. Due to the angled nature of the vacuuming spaces, one-way vehicular circulation shall be required on site. Adequate signage shall be placed on-site denoting one-way circulation, as approved through the Administrative Site Plan process.
2. Vacuums shall be turned off no later than 8 p.m., consistent with the closure of the auto wash tunnel.

3. Motors and mechanical equipment for the outdoor vacuums shall be enclosed within the auto wash building. Details of such equipment shall be provided on the formal building plans, when submitted.

Any action (approval or denial) taken should include precise findings based upon the Special Approval Review standards and criteria.

SPECIAL APPROVAL PSP 24-04 – MOBILITY RESSOURCE ASSOCIATES –
MODIFICATION TO OUTDOOR STORAGE – 950 E. WHITCOMB AVE.

The applicant, Mobility Resource Associates, Inc. d/b/a MRA, requests a modification to a previously approved Special Approval application for MRA, located at 950 E. Whitcomb Ave. (PIN # 44-25-01-326027). The property is zoned M-1, Light Industrial. MRA is an event marketing and logistics company that specializes in the production, sale and lease of custom vehicles and semi-trailers which are outfitted with exhibits and training facilities. The applicant received Special Approval in 2011 to operate the use, classified as a Vehicle Maintenance Service Facility, with the condition that all display trailers be stored within the building or in one of the four designated outdoor parking spaces south of the building. The applicant requests a modification to this Special Approval to increase the size of the designated outdoor storage area for vehicles and trailers.

Section 10.505(B)(2) of the Zoning Ordinance regulates the parking or storage of commercial vehicles, including trucks, recreational vehicles, and large trailers. The section states that trucks and detached semitrailers shall only be stored in a storage area designated on an approved site plan in industrial districts. Given the unique nature of the business which requires the maintenance and storage of large vehicles and trailers, staff acknowledges the need to expand beyond the previously-approved storage space. Additionally, given the surrounding industrial character of the area, the negative external impacts of an increased outdoor vehicle storage area should be minimal. In order to reduce the visual impacts of the vehicle storage from Whitcomb Ave, staff recommends that additional landscaping be planted adjacent to the Whitcomb right-of-way. The previous condition relating to vehicle repair location should remain intact.

Per Section 10.20194)(k), City Council may impose conditions in granting Special Approval that it deems necessary to fulfill the spirit and purpose of the Zoning Ordinance. If City Council moves to approve the Special Approval application, staff recommends the following conditions to meet the intent and purpose of the M-1 zoning district and the spirit of the Zoning Ordinance:

1. The outdoor storage of trucks, trailers, semi-trailers, and all other display vehicle exhibits shall be limited to the areas depicted on the submitted plot plan. Minor modifications that do not significantly alter the spirit or intent of the plot plan may be approved administratively by staff; and
2. Additional landscaping shall be planted adjacent to the Whitcomb Avenue right-of way, in coordination with staff, to further screen vehicle storage on-site; and
3. All repairs shall be conducted entirely within the building; and
4. Disabled vehicles and vehicles in disrepair shall be stored within the building.

Any action (approval or denial) taken should include precise findings based upon the Special Approval Review standards and criteria.

CONSENT:

NATIONAL GUN VIOLENCE AWARENESS DAY

Staff respectfully requests that Council adopt the proclamation declaring Friday, June 7, 2024 to be National Gun Violence Awareness Day in the City of Madison Heights to honor and remember all victims and survivors of gun violence and to declare that we as a country must do more to end this public health crisis.

CIVIC CENTER BASKETBALL COURT FINISHING

The second phase of the Civic Center Basketball Court project involves the surfacing and layout of the new courts, as well as installation of the new basketball hoop systems. Due to the dollar amount of initial solicited quotes, Staff prepared and issued Request for Proposal (RFP) #MH-24-06. One proposal was received by the deadline, from Laser Striping and Sport Surfacing, of Plymouth.

Staff recommends that Council approve the quote from Laser Striping and Sport Surfacing, of Plymouth, in an amount not to exceed \$19,900.

REPORTS:

SKYNET IT CONTRACTOR – MICROSOFT OFFICE 365 LICENSES

Skynet Innovations, the City's IT Contractor, is requesting approval of the purchase of the Microsoft 365 P1 Azure Active Directory, G1 Office, and G3 Office annual licenses for City staff. P1 licenses include Outlook and encryption. Funds have been budgeted for in account number 101-228-818-0000.

Staff recommends approval of the purchase of Microsoft P1, G1 and G3 licenses in the amount of \$43,442.40.