

City Council Regular Meeting
Madison Heights, Michigan
July 10, 2023

A City Council Regular Meeting was held on Monday, July 10, 2023, at 7:30 PM at City Hall - Council Chambers, 300 W. 13 Mile Rd.

PRESENT

Mayor Roslyn Grafstein
Councilwoman Toya Aaron
Mayor Pro Tem Mark Bliss
Councilman Sean Fleming
Councilor Emily Rohrbach
Councilman David Soltis
Councilor Quinn Wright

OTHERS PRESENT

City Manager Melissa Marsh
Assistant City Attorney Jeffrey Sherman
Deputy City Clerk Phommady A. Boucher

CM-23-172. Appoint Acting City Clerk.

Motion by Councilwoman Aaron, seconded by Councilor Wright, to appoint Acting City Clerk Boucher for tonight's meeting.

Voting Yea: Mayor Grafstein, Councilwoman Aaron, Mayor Pro Tem Bliss, Councilman Fleming, Councilor Rohrbach, Councilman Soltis, Councilor Wright

Motion carried.

Councilman Soltis gave the invocation and the Pledge of Allegiance followed.

CM-23-173. Additions to the Agenda.

Motion made by Mayor Pro Tem Bliss, Seconded by Councilman Fleming, to add under Bid Awards/Purchases, Purchase of Properties 945 and 959 E. Ten Mile Road.

Voting Yea: Mayor Grafstein, Councilwoman Aaron, Mayor Pro Tem Bliss, Councilman Fleming, Councilor Rohrbach, Councilman Soltis, Councilor Wright

Motion carried.

Motion made by Mayor Pro Tem Bliss, Seconded by Councilman Fleming, to under Bid Awards/Purchases, Amendment to the Budget for the Purchase of 945 and 959 E. Ten Mile Road.

Voting Yea: Mayor Grafstein, Councilwoman Aaron, Mayor Pro Tem Bliss, Councilman Fleming, Councilor Rohrbach, Councilman Soltis, Councilor Wright

Motion carried.

PRESENTATIONS:

Kimberly Heisler, Executive Director of Madison Heights Community Coalition introduced Josie Wenzell, the new Youth Coordinator/Marketing Specialist, and Jordan Aaron, the new Student Intern. Ms. Wenzell and Mr. Aaron reviewed the Youth Wellness Council with a PowerPoint presentation by the Madison Heights Community Coalition.

Mayor Grafstein commended the Madison Heights Community Coalition for engaging our youth. She welcomed Ms. Wenzell and Mr. Aaron and encouraged them to reach out to City Council for any help.

PUBLIC HEARINGS:

CM-23-174. Special Approval PSP 23-04 – Auto Wash – 29448 John R Road.

City Manager Marsh advised that staff recommends Special Approval request PSP 23-04 for an Auto Wash at 29448 John R Road be postponed until August 28, 2023, or later.

Motion made by Councilor Rohrbach, Seconded by Councilwoman Aaron, to postpone the Special Use request PSP 23-04 for an Auto Wash at 29448 John R Road until August 28, 2023, or later.

Voting Yea: Mayor Grafstein, Councilwoman Aaron, Mayor Pro Tem Bliss, Councilman Fleming, Councilor Rohrbach, Councilman Soltis, Councilor Wright

Motion carried.

CM-23-175. Special Approval PSP 23-05 – Auto Wash – 29022 Stephenson Highway.

City Manager Marsh reviewed Special Approval request PSP 23-05 an Auto Wash at 29022 Stephenson Highway.

Mayor Grafstein opened the public hearing at 7:45 p.m.

John Gaber, Applicant's attorney, introduced Todd Gesund and John Zimmerman from Jax Kar Wash. From the City's perspective it's master planned for industrial use but the Council recognizes that this corridor is going commercial with the current uses, and it was rezoned B-

3 last year to permit car washes as a Special Land Use. There is a gas station across the street, Kroger fuel station to the Southwest, and an auto repair shop to the south which are all auto related uses. There are four other car washes in the City, but none west of Stephenson Highway and in the 12 Mile Road area; the current car washes are off the Dequindre and the John R corridor. Jax Kar Wash has provided a Special Approval application, special use letter, and an addendum in support of the special approval to show they have satisfied all the special land use requirements. Competition is one of the criteria but there is competition in the community when it comes to restaurants, retail, and such; this is no different. This project meets the goals and objectives of the Master Plan. There will be a highly aesthetically pleasing building with materials that are proposed to be relatively maintenance free and very durable. They will promote the city's positive identity with an entrance sign and giving the city the easement to do so and a contribution of \$60,000. The quality design and materials of the building, the building placement and landscapes that shield internal operations, and the vacuum turbines located inside the building to minimize external noise help protect the business district from negative impacts. The following are to promote environmentally friendly practices: the wastewater recycle and recuse on site before it ever gets into the environment through a filter separator tank, the traffic flow and circulation site plan for an orderly one-way flow of traffic around the perimeter of the site which provides a lack of conflict with turning movements; the ample stacking that is concealed from view; the single access point at the far north end at Stephenson Hwy reduces conflict with traffic; and a generous contribution to a playground and other equipment at Twelve-Sherry Park.

Todd Gesund, Vice President of Jax Kar Wash, shared that Jax Kar Wash started in 1953 as a full-service car wash by Jack Milan. His sons Bruce and Jason continued the tradition in Michigan. The name Jax derives from the founder Jack and Jax Kar Wash celebrated their 70th birthday in May. Jax Kar Wash expanded their partnerships with existing car wash companies such as Super Car Wash which was started by Mr. Gesund's father in Madison Heights in 1977 on Dequindre and 11 Mile Road. Jax Kar Wash has grown to 33 locations throughout the Midwest and employs almost 800 team members. Jax Kar Wash goal is to offer clean, shiny, dry, and fast service. They provide free self-serve vacuum stations with compressed air. Jax Kar Wash has an indoor temperature-controlled mat room with a mat cleaning machine, a vending machine with car care products, and a customer friendly restroom. A unique practice they do is hand towel dry the vehicles after the car washing to give customers the extra personal touch; they have been doing this for 70 years. Jax Kar Wash works with host cities and builds beautiful car washes that fit in the current architecture and environment. Their community outreach has included sponsoring community events, golf outings, and donating gifts and prizes for raffles. They have Jack's charity weekend that they provide a location to bring in a local charity and raise money by matching customer donations. In 2022, combined donations from Jax raised \$14,000 for local charities in the communities. They have 20 locations in the metro Detroit area such as Madison Heights, Royal Oak, and Warren. They believe Stephenson Highway and 12 Mile Road is a gateway to the City of Madison Heights and their excited for the opportunity to build their brand at that site. Mr. Gesund answered Councilman Solti's question that there are 33 locations throughout the Midwest and 20 in the Metro Detroit area. Jax Kar Wash does a phase one environmental study on all their sites and any sites that had a gas station may require a phase two environmental study, a do care plan, and/or remediation depending on the findings.

Seeing no one further wishing to speak, Mayor Grafstein closed the public hearing at 7:56 p.m.

Motion made by Councilor Rohrbach, Seconded by Councilor Wright, to approve the Special Use request PSP 23-05 for an Auto Wash at 29022 Stephenson Highway, with the following conditions of approval:

1. Resolve site plan deficiencies relating to building setback, hours of operation, chain link fence and outdoor self-service vacuum bays or seek the appropriate variances from the Zoning Board of Appeals.
2. Install a pedestrian sidewalk connection and a bicycle rack, as required per Section 10.505 of the Zoning Ordinance; the exact locations may be determined through the Site Plan review process.
3. Add landscaping at the southwest corner of the site, adjacent to the proposed monument sign, to fill in the landscaping gap and to screen the view of the auto wash bay from the road; the details of this landscaping may be determined through the Site Plan review process.
4. Move the location of the dumpster enclosure out of the front yard; the exact location may be determined through the Site Plan review process.
5. The Landscape Plan and Building Elevations submitted with the site plan package shall be substantially consistent with the preliminary plans submitted with this special use application, with the exception of any required modifications placed as conditions of approval.
6. As voluntarily offered by the applicant, the applicant shall donate a minimum of \$60,000 towards Madison Heights ongoing entrance identification and beautification sign project and a minimum of \$90,000 towards public improvements at Twelve-Sherry Park.
7. As voluntarily offered by the applicant, the City of Madison Heights shall have the right to obtain an easement at the southwest corner of the subject property for the purposes of installation, operation, and maintenance of a City entrance/identification sign, provided that the location of the sign does not interfere with the use and operation of the Property as an auto wash in accordance with the approved special use.

Voting Yea: Councilwoman Aaron, Councilman Fleming, Councilor Rohrbach,
Councilman Soltis, Councilor Wright

Nay: Mayor Grafstein, Mayor Pro Tem Bliss

Motion carried 5-2.