



James R. Fouts - Mayor

MEMO

OFFICE OF THE MAYOR

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September 2, 2015

TO: Ron Wuerth, Greg Paliczuk

FROM: Mayor Fouts

A handwritten signature in black ink, appearing to be "JRF", written over the "FROM:" line.

RE: **Used Car Lots Freeze**

Because of the increasing and alarming number of used car lots in Warren, I am directing the Zoning Department and Planning Departments to not consider the establishment of any more used car lots in our city until a thorough review of the used car lot ordinance can be reviewed.

I am calling for this "freeze" because of my concern that approval of any more used car lots will result in Warren being called "Used Car Lot City."

Presently, we have 55 used car lots in Warren while the city of Sterling Heights, a city larger in area, has less than half that number.

Used car lots very often detract from the appearance of our city. Used cars for sale are often parked illegally, and many of them look like junk cars.

Very often, there is inadequate parking for potential purchasers of used cars leading to parking on nearby residential streets.

All too often, the Zoning Board of Appeals grants variances that allows used car lots nearer residential neighborhoods violating city ordinances. Variances should be used sparingly and only for "hardship" reasons based on the unusual configuration of land, not financial consideration.

Incidentally, the southwest quadrant of Warren has an unusual number of used car lots.