



# Rochester Hills

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## Master

**File Number: 2022-0200**

**File ID:** 2022-0200

**Type:** Project

**Status:** To Council

**Version:** 2

**Reference:** 2022-0200

**Controlling Body:** City Council  
Regular Meeting

**File Created Date :** 04/12/2022

**File Name:** Covenant Christian Church conditional use for building addition

**Final Action:**

**Title label:** Request for Conditional Use Approval to allow modifications to a place of worship at Covenant Christian Church, 900 W. Hamlin Rd., located on the north side of Hamlin, east of Livernois Rd., Aaron Santangelo, Mauro Engineering, Applicant

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** 050922 Agenda Summary.pdf, Revised EIS 042722.pdf, Draft PC Minutes 041922.pdf, Staff Report.pdf, Site Plan.pdf, Topographic Survey.pdf, Floor Plans & Elevations.pdf, EIS.pdf, OCWRC Letter 082721.pdf, Public Hearing Notice.pdf

**Enactment Number:**

**Contact:**

**Hearing Date:**

**Drafter:**

**Effective Date:**

**Related Files:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	04/19/2022	Recommended for Approval				Pass

### Text of Legislative File 2022-0200

**title**

Request for Conditional Use Approval to allow modifications to a place of worship at Covenant Christian Church, 900 W. Hamlin Rd., located on the north side of Hamlin, east of Livernois Rd., Aaron Santangelo, Mauro Engineering, Applicant

**Body**

**Resolved,** that the Rochester Hills City Council hereby approves the conditional use to allow modifications to the church, based on plans received by the Planning Department on November 1, 2021, December 3, 2021 and March 9, 2022 with the following findings and subject to the following conditions:

**Findings**

1. The use will promote the intent and purpose of the Zoning Ordinance.
2. The site has been designed and is proposed to be operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing and planned character of the general vicinity, adjacent uses of land, and the capacity of public services and facilities affected by the use.
3. The proposal will have a positive impact on the community by adding landscaping and offering easier access for elderly or disabled church attendees.
4. The proposed development is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, water and sewer, drainage ways, and refuse disposal.
5. The proposed development will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.
6. The proposal will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.