



Department of Planning and Economic Development

Staff Report to the Planning Commission

October 16, 2015

Ahmadiyya Muslim Community Center Minaret	
REQUEST	Amended Site Plan Approval
APPLICANT	Aamir M. Butt 4158 Cherrywood Dr. Troy, MI 48098
LOCATION	1730 W. Auburn, East of Crooks
FILE NO.	02-013.2
PARCEL NO.	15-28-300-026
ZONING	R-4, One Family Residential
STAFF	Ed Anzek, AICP, Director of Planning and Economic Development

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Summary

The Ahmadiyya Muslim Community Center was approved in February of 2005 with a Minaret to be built in the future at a height of up to 50. The applicant is now requesting an additional 4.8 feet for a total of 54.8 feet and to slightly increase the diameter for the Minaret. Typically, a request such as this would normally be approved administratively. However, at the first Planning Commission meeting (October 19, 2004), the applicant, through their architect, self-imposed a height limit of 50-feet for the Minaret. (The page from the Minutes of that meeting is outlined and included.) Staff considers that restriction binding and defers this request to the Planning Commission for consideration to amend the site plan and release the restriction and approve the increase 4.8 feet. Minarets, like church spires and flagpoles are exempted from any height limitation (Sec. 138-5.202). The request is fairly straight forward and reasonable in light of the existing development size and was reviewed by three departments.

The restrictions from the October 19, 2004 meeting also stated that there would be no amplification or broadcast of the “call to prayer”. A note has been added to the cover page of the plans confirming this restriction.

As a point of reference for height, the twin steeples at the St. Paul Albanian Catholic Church are 74 feet in height.

Adjacent Land Uses and Zoning

The proposed use is permitted in any zoning district by right. The previous Ordinance required Conditional Use approval for places of worship, which was given. No “call to prayer” was self-imposed as a restriction, and there are no records of any complaints received.

Requested Action

Specific action requested by the Planning Commission is an approval of an amended site plan.

Site Plan Review Considerations

1. **Site Layout.** The location of the Minaret was approved with the original site plan in 2005 and remains the same, with the exception of the height (+4.8 feet) and a slight increase in the diameter (3 feet). Complete details, including building materials are now included.
2. **Landscaping.** No new landscaping is proposed; there was extensive perimeter landscaping approved originally.
3. **Lighting.** No new lighting is proposed.

The site complies with all other ordinance requirements.

Site Plan Summary

As part of the technical review for this project, the plans and supplemental documentation have been reviewed by applicable city departments. Based on the review comments included in this report or contained within the enclosed information, and if the Planning Commission agrees the additional height will be harmonious and compatible in appearance with the existing development, staff recommends approval of the following motion relative to City File No. 02-013.2 (Ahmadiyya Muslim Community Center Minaret).

Amended Site Plan Approval Motion

MOTION by _____, seconded by _____, in the matter of City File No. 02-013.2 (Ahmadiyya Muslim Community Center Minaret), the Planning Commission **approves** the **amended site plan for the Minaret** , based on plans dated received by the Planning Department on October 7, 2015, with the following findings and subject to the following conditions.

Findings

1. The site plan demonstrates that all applicable requirements of the Zoning Ordinance, as well as other City ordinances, standards, and requirements, can be met subject to the conditions noted below.
2. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
3. The proposed development will not have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the site or those of the surrounding area.

Conditions

1. Address Fire Department review comments from memo dated 10/13/15.

Attachments: Site Plan dated received October 7, 2015, prepared by Hornbeck & Assoc.
Fire Department memo dated 10/13/15; Building Department memo dated 10/8/15; Public Services
Department memo dated 10/14/15.

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