



ASSESSING DEPARTMENT
Laurie A Taylor, Director

From: Nancy McLaughlin
To: Sara Roediger
Date: 6/19/19
Re: Project: Detroit Chinese Alliance Church
Parcel No: 70-15-33-128-010
File No.: 19-029 BESC TBD
Applicant: Congyue (James) Wang

No comment.



BUILDING DEPARTMENT
Scott Cope

From: Mark Artinian, Building Inspector/Plan Reviewer
To: Kristen Kapelanski, Planning Department
Date: June 28, 2019
Re: Detroit Chinese Alliance Church Parking Lot – Site Plan Review #1
1591 W Auburn Rd.
Sidwell: 15-33-128-010
City File: 19-029

The Building Department has reviewed the site plan design documents received on June 13, 2019 for the above referenced project. Our review was based on the City of Rochester Hills' Zoning Ordinance, the 2015 Michigan Building Code and ICC A117.1 -2009, unless otherwise noted.

Approval is recommended. Please address the following items in the next submittal or the permit drawings:

General:

1. When establishing grade elevations around the buildings please consider that landscape areas adjacent to buildings shall pitch away from the foundation at a 5-percent slope for a minimum of 10 feet from the foundations. Impervious surfaces within 10-feet of the building should be sloped at a minimum 2-percent slope. Verify compliance at the new sidewalks adjacent to the new parking lots at the south and east sides of the building.

Accessibility:

2. Three new proposed accessible parking spaces have been proposed on the south side of the building. Verify that the existing southern entrance(s) meet all accessibility requirements.
3. The sidewalk adjacent to the accessible parking spaces shall be a minimum of 7' wide to accommodate 2-way accessibility.

If there are any questions, please call the Building Department at 248-656-4615. Office hours are 8 a.m. to 4:30 p.m. Monday through Friday.



DPS/Engineering
Allan E. Schneck, P.E., Director

From: Jason Boughton, AC, Engineering Utilities Specialist
To: Kristen Kapelanski, AICP, Planning Manager
Date: September 9, 2019
Re: Detroit Chinese Alliance Church, City File #19-029, Section 33
Site Plan Review #3

Approved

Engineering Services has reviewed the site plan received by the Department of Public Services on August 29, 2019, and the revised sheets 3 and 4 on September 6, 2019 through email, for the above referenced project. The revised sheets submitted on September 6, 2019 meet the engineering design standards of the City of Rochester Hills for storm sewer detention basins. Engineering Services does recommend site plan approval with the following comments.

Storm Sewer

1. An Oakland County Water Resource Commission storm sewer permit will be necessary for the detention pond outlet.

Pathway/Sidewalk

1. On the Irrigation Plan, IR-1, call out that the *"Irrigation sprinklers (Hunter PGP-04) overspray shall not broadcast onto the CITY pathway."* (i.e. the heads must be set at 180 degrees towards the building or away from pathway.)

The applicant needs to submit a Land Improvement Permit (LIP) application with engineer's estimate, fee and construction plans to proceed with the construction plan review process started.

JB/md

c: Allan E. Schneck, P.E., Director; DPS
Tracey Ballint, P.E., Public Utilities Engineering Mgr.; DPS
Keith Depp, Project Engineer, DPS
File

Paul Davis, P.E. City Engineer/Deputy Director; DPS
Paul G. Shumejko, P.E., PTOE, Transportation Eng. Mgr.; DPS
Jenny McGuckin, ROW/Survey Technician; DPS

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EXISTING SOUTH BASIN "C" CALCULATION

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EXISTING SOUTH BASIN "C" CALCULATION

PROPOSED NORTH BASIN "C" CALCULATION

PROPOSED NORTH BASIN "C" CALCULATION

PROPOSED NORTH BASIN "C" CALCULATION

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PROPOSED NORTH BASIN "C" CALCULATION

QUANTITIES

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Aqua-Swirl™ Storm Drain

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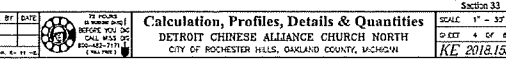
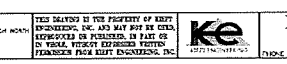
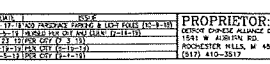
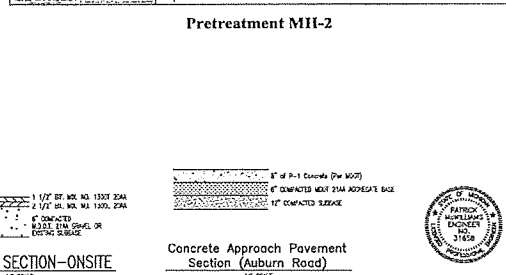
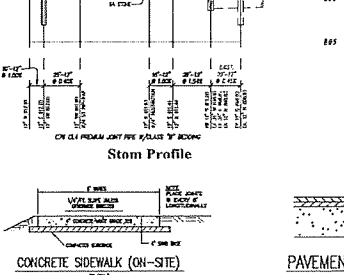
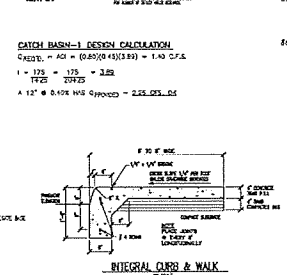
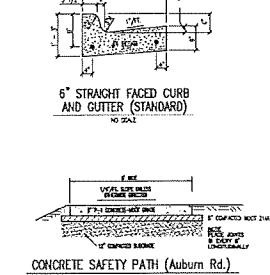
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CONCRETE SAFETY PATH (Auburn Rd.)

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INTEGRAL CURB & WALK

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CONCRETE SIDEWALK (ON-SITE)

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PAVEMENT SECTION-ONSITE

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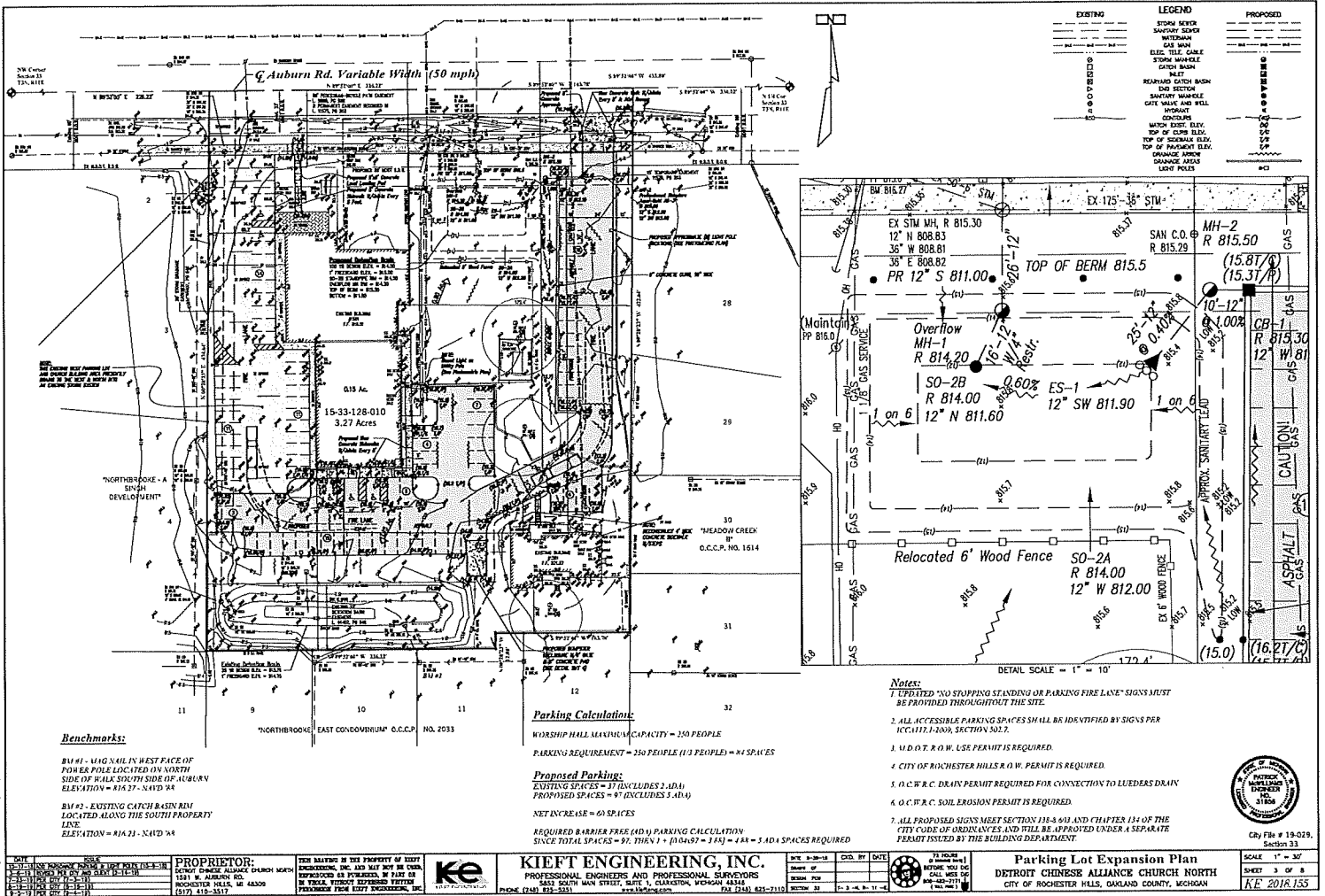
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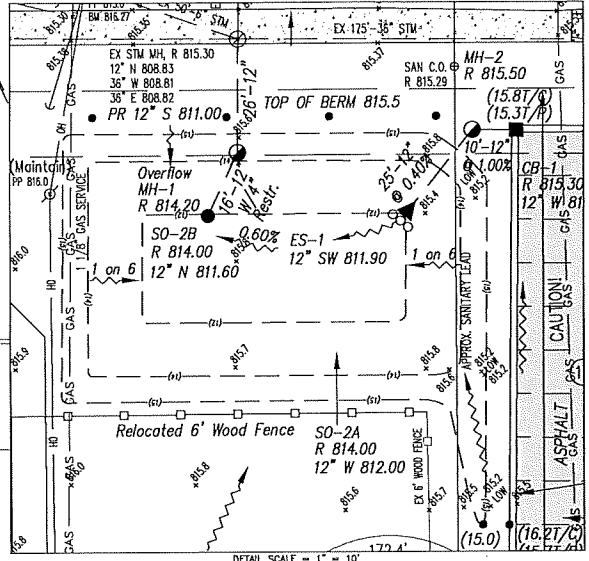
PAVEMENT SECTION-ONSITE

PAVEMENT SECTION-ONSITE

PAVEMENT SECTION-ONSITE



EXISTING	LEGEND	PROPOSED
STORM SEWER	STORM SEWER	STORM SEWER
SANITARY SEWER	SANITARY SEWER	SANITARY SEWER
WATERMAIN	WATERMAIN	WATERMAIN
GAS MAIN	GAS MAIN	GAS MAIN
ELEC. TILE CABLE	ELEC. TILE CABLE	ELEC. TILE CABLE
STORM MANHOLE	STORM MANHOLE	STORM MANHOLE
CATCH BASIN	CATCH BASIN	CATCH BASIN
REARWARD CATCH BASIN	REARWARD CATCH BASIN	REARWARD CATCH BASIN
DIS. SECTION	DIS. SECTION	DIS. SECTION
SAFETY MANHOLE	SAFETY MANHOLE	SAFETY MANHOLE
GATE VALVE AND WELL	GATE VALVE AND WELL	GATE VALVE AND WELL
INTAKE	INTAKE	INTAKE
CONDUIT	CONDUIT	CONDUIT
MATCH POINT, ELEV.	MATCH POINT, ELEV.	MATCH POINT, ELEV.
TOP OF GROUND ELEV.	TOP OF GROUND ELEV.	TOP OF GROUND ELEV.
TOP OF EXISTING ELEV.	TOP OF EXISTING ELEV.	TOP OF EXISTING ELEV.
TOP OF PROPOSED ELEV.	TOP OF PROPOSED ELEV.	TOP OF PROPOSED ELEV.
DRAINAGE MARK	DRAINAGE MARK	DRAINAGE MARK
DRAINAGE AREA	DRAINAGE AREA	DRAINAGE AREA
DRAINAGE POINT	DRAINAGE POINT	DRAINAGE POINT
LIGHT POLE	LIGHT POLE	LIGHT POLE



- Notes:**
1. UPDATED "NO STOPPING STANDING OR PARKING FIRE LANE" SIGNS MUST BE PROVIDED THROUGHOUT THE SITE.
 2. ALL ACCESSIBLE PARKING SPACES SHALL BE IDENTIFIED BY SIGNS PER ICCA112.1-2009, SECTION 302.7.
 3. U.D.O.T. R.O.W. USE PERMIT IS REQUIRED.
 4. CITY OF ROCHESTER HILLS R.O.W. PERMIT IS REQUIRED.
 5. O.C.R.C. DRAIN PERMIT REQUIRED FOR CONNECTION TO LUEDDES DRAIN.
 6. O.C.R.C. SOIL EROSION PERMIT IS REQUIRED.
 7. ALL PROPOSED SIGNS MEET SECTION 111-5-610 AND CHAPTER 134 OF THE CITY CODE OF ORDINANCES AND WILL BE APPROVED UNDER A SEPARATE PERMIT ISSUED BY THE BUILDING DEPARTMENT.



City File # 19-029, Section 33

Benchmarks:

- BM #1 - UG NAIL IN WEST FACE OF POWER POLE LOCATED ON NORTH SIDE OF 64.5' NORTH SIDE OF AUBURN ELEVATION = 814.27 - N.AVD '94
- BM #2 - EXISTING CATCH BASIN RIM LOCATED ALONG THE SOUTH PROPERTY LINE ELEVATION = 814.21 - N.AVD '94

Parking Calculations:

WORSHIP HALL MAXIMUM CAPACITY = 250 PEOPLE
PARKING REQUIREMENT = 250 PEOPLE (1/3 PEOPLE) = 84 SPACES

Proposed Parking:

EXISTING SPACES = 97 (INCLUDES 3 ADA)
PROPOSED SPACES = 97 (INCLUDES 3 ADA)
NET INCREASE = 0 SPACES
REQUIRED BARRIER FREE (1/3) PARKING CALCULATION
SINCE TOTAL SPACES = 97, THEN 1 + (100/97 = 3%) = 104 = 3 ADA SPACES REQUIRED

DATE	BY	DESCRIPTION
12-11-13	KE	REVISION
12-11-13	KE	REVISION
12-11-13	KE	REVISION
12-11-13	KE	REVISION

PROPRIETOR:
DETROIT CHINESE ALLIANCE CHURCH NORTH
1341 W. AUBURN RD.
ROCHESTER HILLS, MI 48069
(248) 415-3377

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KIEFT ENGINEERING, INC.
PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS
3455 SOUTH WOOD STREET, SUITE 1, CLAWSON, MICHIGAN 48034
PHONE (248) 821-5511 FAX (248) 821-2115

DATE	BY	DATE
12-11-13	KE	12-11-13
12-11-13	KE	12-11-13
12-11-13	KE	12-11-13



Parking Lot Expansion Plan
DETROIT CHINESE ALLIANCE CHURCH NORTH
CITY OF ROCHESTER HILLS, GARLAND COUNTY, MICHIGAN

SCALE 1" = 30'
SHEET 3 OF 8
KE 2018.133



From: Kristen Kapelanski, AICP
Date: 9/13/2019
Re: **Detroit Chinese Alliance Church – Parking Lot
Site Plan - Planning Review #3**

The applicant is proposing to construct an additional 60 parking spaces at their site on the south side of Auburn Road between Crooks and Livernois. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance. **The comments in the Parks and Natural Resources Department review should be addressed as part of a revised site plan submittal for additional review prior to this item being forwarded to the Planning Commission for consideration.**

1. **Zoning and Use** (*Section 138-4.300*). The site is zoned R-4 One-Family Residential District. Places of Worship are permitted as conditional uses subject to the conditions outlined below. Conditional uses require a Planning Commission public hearing and recommendation to City Council. In addition, places of worship need to be developed in accordance with the requirements of *Section 138-4.433* as follows:
 - A. *The site shall be so located as to provide for ingress to and egress from such site directly onto a major or secondary thoroughfare having an existing or planned right-of-way of at least 120 feet.* In compliance
 - B. *Buildings of greater than maximum height may be allowed subject to certain conditions.* No building modifications proposed.
 - C. *Steeple, bell towers and similar architectural features are exempt from the height requirements of this ordinance.* No architectural features proposed.
 - D. *A Landscape Buffer D shall be required in the rear and side yards.* A landscape buffer is required along the rear and side yards. See the landscape review section of this review for additional information. The applicant has included a fence along the eastern side yard and has a limited amount of space to accommodate additional plantings. The applicant has indicated they have confirmed with the adjacent property owners that they are satisfied with the proposed screening.

Refer to the table below for the zoning and existing and future land use designations for the proposed site and surrounding parcels.

	Zoning	Existing Land Use	Future Land Use
Proposed Site	R-4 One Family Residential	Detroit Chinese Alliance Church	Residential 4
North	R-4 One Family Residential with MR Mixed Residential Overlay	Single family residential	Residential 4 with MR Mixed Residential Overlay
South	R-4 One Family Residential	Single family residential	Residential 4
East	R-4 One Family Residential	Single family residential	Residential 4
West	R-4 One Family Residential	Single family residential	Residential 4

2. **Site Design and Layout** (*Section 138-5.100-101*). Refer to the table below as it relates to the area, setback, and building requirements of this project in the R-4 district.

Requirement	Proposed	Staff Comments
Max. Height 2 stories/30 ft.	No building changes proposed	
Min. Front Setback (Auburn Rd.) 25 ft.		
Min. Side Setback (east/west) 10 ft. min. / 20 ft. total		
Min. Rear Setback (north) 35 ft.		

3. **Exterior Lighting** (*Section 138-10.200-204*). A photometric plan showing the location and intensity of exterior lighting has been provided. Refer to the table below as it relates to the lighting requirements for this project.

Requirement	Proposed	Staff Comments
Shielding/Glare Lighting shall be fully shielded & directed downward at a 90° angle Fixtures shall incorporate full cutoff housings, louvers, glare shields, optics, reflectors or other measures to prevent off-site glare & minimize light pollution Only flat lenses are permitted on light fixtures; sag or protruding lenses are prohibited	Cut sheets provided	In compliance
Max. Intensity (measured in footcandles fc.) 10 fc. anywhere on-site, 1 fc. at ROW, & 0.5 fc. at any other property line	Photometrics provided	In compliance
Lamps Max. wattage of 250 watts per fixture LED or low pressure sodium for low traffic areas, LED, high pressure sodium or metal halide for parking lots	50 watts	In compliance
Max. Height 20 ft., 15 ft. when within 50 ft. of residential	Max. 15 ft.	In compliance

4. **Parking, Loading and Access** (*138-11.100-308*). Refer to the table below as it relates to the parking and loading requirements of this project.

Requirement	Proposed	Staff Comments
Min. # Parking Spaces 1 per 3 people permitted in the main worship hall at maximum capacity = 250/3 = 84 spaces	97 spaces (net increase 60 spaces)	In compliance
Max. # Parking Spaces 125% of Min. = 105 spaces		
Min. Parking Setback 10 ft. all sides	8 ft. (existing condition)	In compliance – proposed spaces are aligned with current parking along west property line
Min. Barrier Free Spaces 1 BF spaces + 4% of total spaces 11 ft. in width w/ 5 ft. aisle for 76-100 spaces = 5 spaces required	5 spaces provided	In compliance
Min. Parking Space Dimensions 10 ft. x 18 ft. 24 ft. aisle (2-way)/15 ft. (1-way)	10 ft. x 18 ft.	In compliance

5. **Natural Features**

- a. **Environmental Impact Statement (EIS)** (*Section 138-2.204.G*) An EIS that meets ordinance requirements has been submitted.
- b. **Tree Removal** (*Section 126 Natural Resources, Article III Tree Conservation*). The site is subject to the city's tree conservation ordinance, and so any healthy tree greater than 6" in caliper that will be removed must be replaced with one tree credit. Trees that are dead need not be replaced. A tree preservation plan must be included in the plan set. The removal of any regulated tree requires the approval of a tree removal permit and associated tree replacement credits, in the form of additional plantings as regulated in the Tree Conservation Ordinance or a payment of \$216.75 per credit into the City's tree fund. 7 regulated trees have been identified on site, 3 will be removed. **It appears all three trees removed will be replaced on site. This should be confirmed by the applicant. See the Parks and Natural Resources Department review dated September 3, 2019 for additional information.**
- c. **Wetlands** (*Section 126 Natural Resources, Article IV Wetland and Watercourse Protection*). The site does not contain any regulated wetlands.
- d. **Natural Features Setback** (*Section 138-9 Chapter 1*). The site does not contain any natural feature setbacks.
- e. **Steep Slopes** (*Section 138-9 Chapter 2*). The site does not contain any regulated steep slopes.

6. **Equipment Screening** (Section 138-10.310.J). All heating, ventilation and air conditioning mechanical equipment located on the exterior of the building shall be screened from adjacent streets and properties.
7. **Dumpster Enclosure** (Section 138-10.311). Dumpsters are not clearly indicated on the plan. From the aerial photo of the site it appears a dumpster is located in in the southeast corner of the site. If possible, this should be relocated. Existing dumpster to remain along south property line.
8. **Landscaping** (Section 138-12.100-308). A landscape plan signed and sealed by a registered landscape architect must be provided. Refer to the table below as it relates to the landscape requirements for this project as proposed.

Requirement	Proposed	Staff Comments
Right of Way (Auburn: 330 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 9 deciduous + 6 ornamental	10 deciduous 6 ornamental	In compliance
Buffer D (east: 423 ft.) 25 ft. or 8 ft. with wall + 2.5 deciduous per 100 ft. + 1.5 ornamental per 100 ft. + 5 evergreen per 100 ft. + 8 shrubs per 100 ft. = 25 ft. or 8 ft. with wall + 11 deciduous + 6 ornamental + 21 evergreen + 34 shrubs	Extend privacy fence to fill in missing gaps along eastern property line – existing landscaping to remain	See a. below
Buffer D (west: 423 ft.) 25 ft. or 8 ft. with wall + 2.5 deciduous per 100 ft. + 1.5 ornamental per 100 ft. + 5 evergreen per 100 ft. + 8 shrubs per 100 ft. = 25 ft. or 8 ft. with wall + 11 deciduous + 6 ornamental + 21 evergreen + 34 shrubs	Existing evergreen screen to remain	
Buffer D (south: 226 ft.) 25 ft. or 8 ft. with wall + 2.5 deciduous per 100 ft. + 1.5 ornamental per 100 ft. + 5 evergreen per 100 ft. + 8 shrubs per 100 ft. = 25 ft. or 8 ft. with wall + 6 deciduous + 3 ornamental + 11 evergreens + 18 shrubs	6 deciduous 4 ornamental 12 evergreen 19 shrubs	In compliance
Stormwater (265 ft.) 6 ft. width + 1.5 deciduous + 1 evergreen + 4 shrubs per 100 ft. = 6 ft. + 4 deciduous + 3 evergreen + 11 shrubs	6 ft. (north) 4 deciduous 4 evergreen 11 shrubs	Existing basin extends to property line on south and west sides
Parking Lot: Interior 5% of parking lot + 1 deciduous per 150 sq. ft. landscape area = 1,350 sq. ft. + 9 deciduous	1,480 sq. ft. 9 deciduous	In compliance

- a. **The Planning Commission may modify buffer requirements and approve an alternative screening plan per the findings in Section 138-12.307 of the Zoning Ordinance are met.**
 - b. A landscape planting schedule has been provided including the size of all proposed landscaping. A unit cost estimate and total landscaping cost summary, including irrigation costs, have been provided for landscape bond purposes.
 - c. If required trees cannot fit or planted due to infrastructure conflicts, a payment in lieu of may be made to the City's tree fund at a rate of \$216.75 per tree. Existing healthy vegetation on the site may be used to satisfy the landscape requirements and must be identified on the plans.
 - d. All landscape areas must be irrigated. An irrigation plan has been provided. A note specifying that watering will only occur between the hours of 12am and 5am has been included on the plans.
 - e. Site maintenance notes listed in Section 138-12.109 have been included on the plans.
 - f. A note stating "Prior to the release of the performance bond, the City of Rochester Hills must inspect all landscape plantings." has been included on the plans.
9. **Signs.** (Section 138-8.603). Any new proposed signage should be indicated on the plans. A note has been added to the plans that states that all signs must meet Section 138-8.603 and Chapter 134 of the City Code of Ordinances and be approved under a separate permit issued by the Building Department.



FIRE DEPARTMENT

Sean Canto

Chief of Fire and Emergency Services

From: Ann L. Echols, Lieutenant / Fire Inspector
To: Planning Department
Date: June 21, 2019
Re: Detroit Chinese Alliance Church North Parking Lot Expansion

SITE PLAN REVIEW

FILE NO: 19-029

REVIEW NO: 1

APPROVED X

DISAPPROVED _____

The Rochester Hills Fire Department recommends approval of the above noted project as the proposed design meets the fire apparatus access road requirements of the adopted fire prevention code related to the site. Thank you for your assistance with this project and if you have any additional questions or comments, please do not hesitate to contact our office.

Ann L. Echols
Lieutenant / Fire Inspector



PARKS & NATURAL RESOURCES DEPARTMENT
Ken Elwert, CPRE, Director

To: Kristen Kapelanski, Planning Manager
From: Matt Einheuser, Natural Resources Manager
Date: September 23, 2019
Re: Detroit Chinese Alliance Church: Review # 3
File #19-029

Per revised Landscape plans sent 9/17/19
Approved; No comments

ME/ms

Copy: Maureen Gentry, Economic Development Assistant



宣道会北堂 Detroit Chinese Alliance Church North

April 29, 2019

Our dear neighbor at 3029 Fantail Ct, Rochester Hills, MI 48309

Greetings! We are Detroit Chinese Alliance Church North (DCAN) at 1591 W Auburn Rd., next backyard neighbor. You may have noticed that we moved in last summer and started our Friday night activities and Sunday Services.

We are so grateful that we can enjoy worshipping Lord while maintaining our Chinese culture tie with the congregation, in this wonderful neighborhood. However, we had encountered a situation that prompted the need for parking lot expansion. Currently we only have about 40 paved parking spaces. For Friday night activities and Sunday services, we regularly need another 30 to 40 more parking spaces. We have been using the lawn area for this extra need. In snowy days and rainy days, however, the lawn was too soft for parking and there were a few times that our vehicles stuck in the lawn and needed tow truck service.

We had submitted our initial parking lot plan to the city of Rochester Hills. As a part of the plan, we will ensure in the new parking use that our neighbors will not be disturbed. To avoid vehicle headlights shining directly into your backyard/house, we have 3 options:

1. leaving the existing trees untouched if you prefer, for the wood is thick enough to block the vehicle headlights.
2. extending existing wood fence to the north end of the parking area, thru and augmenting the existing wood area.
3. adding trees into the existing tree area to make a better screen for light.

ABU.B. BANOURAH
A.B. Bongind

In all options, the existing wood area will be cleaned up, including removing dead trees, fallen branches.

We fully respect your privacy and your opinion, please kindly let us know which one you prefer one of these three options. This would help us greatly in designing the parking lot project.

Sincerely,

Jacob Chen
Pastor of DCAN
248-701-6605

James Wang
Secretary of DCAN
248-931-9355

传扬耶稣改变生命的爱，建立互相关心的大家庭

We exist to share the life-changing love of Jesus with Chinese people (OBC, ABC)
through the establishment of caring communities in North Detroit

1591 W. Auburn Rd, Rochester Hills, MI 48309 ▪ 248-707-1103 ▪ www.dcanchurch.org



宣道会北堂 Detroit Chinese Alliance Church North

June 10, 2019

To Our Neighbors,

We would like to take a moment to introduce ourselves. We are Detroit Chinese Alliance Church North (DCAN) at 1591 W Auburn Rd. We were very fortunate to be able to move into our new location last summer, and we're happy to be here. We host activities in our church on Friday nights and services on Sunday. We are so grateful that we can enjoy worshipping the Lord while maintaining our Chinese culture tie with the congregation, in this wonderful neighborhood.

Our church has been well received in the community and our congregation is actively involved. For this reason, we would like to create additional parking for our church. Currently we have about 40 paved parking spaces. For Friday night activities and Sunday services, we regularly need another 30 to 40 more parking spaces. We have been using the lawn area for this purpose. As you would guess, on snowy days and rainy days, however, the lawn was too soft for parking and there were a few times that vehicles got stuck in the lawn and needed tow truck service.

We have submitted an initial parking lot plan to the city of Rochester Hills. It is important to us that we have sufficient parking, but equally important that we are good neighbors. As a part of the plan we have developed, we have taken steps to ensure our neighbors will not be disturbed. We are hiring the professional companies to do the landscape plan for our church property & photometric plan for the lighting of the parking lot. Our goal with this plan is to mitigate the impact of lighting on our neighbors, and create a landscape that will be attractive, pleasing and enhance the overall beauty of our neighborhood. We are going to plant the trees along the north side fence of the drainage pond, and extend the wood fence on the east side of our church.

We believe that the project indeed will contribute to the beauty, safety and privacy of our neighboring community. It will also help to increase the property value in the area.

We respect and appreciate our neighbors and extend God's blessings to you all. If you have any concerns or suggestions, we are happy to discuss them with you. We would like to meet you and invite you to visit our church. We have Friday night activities starting at 6:30pm and Sunday morning service starting at 10:30am.

Sincerely,

Jacob Chen
Pastor of DCAN
248-701-6605

James Wang
Secretary of DCAN
248-931-9355

传扬耶稣改变生命的爱，建立互相关心的大家庭

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1591 W. Auburn Rd, Rochester Hills, MI 48309 ■ 248-707-1103 ■ www.dcanchurch.org



CITY OF ROCHESTER HILLS
1000 Rochester Hills Drive
Rochester Hills, MI 48309

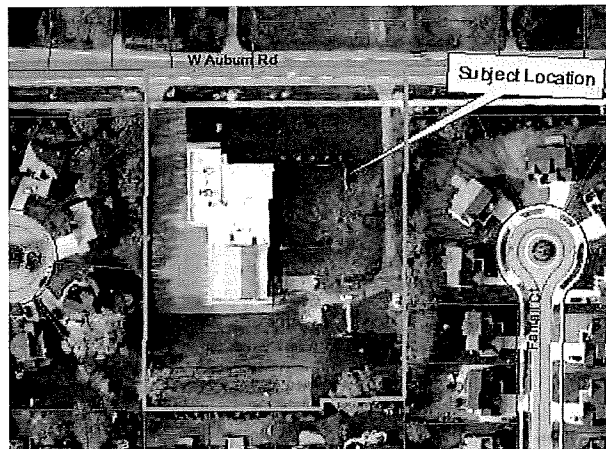
PUBLIC NOTICE

ROCHESTER HILLS PLANNING COMMISSION

REQUEST: Pursuant to the Tree Conservation Ordinance, Chapter 126, Article III, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, a minimum of seven days' notice is hereby given to all adjacent property owners regarding the request for a Tree Removal Permit for the removal and replacement of as many as 3 regulated trees associated with the proposed development of a church parking lot. The property is identified as Parcel No. 15-33-128-010, zoned R-4 One Family Residential (City File No. 19-026).

LOCATION: 1591 W. Auburn Rd., south of Auburn, east of Crooks Rd.

APPLICANT: Congyue Wang
14425 N. Castlewood Ct.
Auburn Hills, MI 48326



DATE OF MEETING: Tuesday, October 15, 2019 at 7:00 p.m.

LOCATION OF MEETING: City of Rochester Hills Municipal Offices
1000 Rochester Hills Drive
Rochester Hills, Michigan 48309

The application and plans related to the Tree Removal Permit are available for public inspection at the City Planning Department during regular business hours of 8:00 a.m. to 5:00 p.m. Monday through Friday or by calling (248) 656-4660 and can be seen on the City's website at rochesterhills.org, City Government, maps, Planning and Economic Development, Development Projects map.

**Deborah Brnabic, Chairperson
Rochester Hills Planning Commission**

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is invited to contact the Facilities Division (656-2560) 48 hours prior to the meeting. Our staff will be pleased to make the necessary arrangements.

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CITY OF ROCHESTER HILLS
1000 Rochester Hills Drive
Rochester Hills, MI 48309

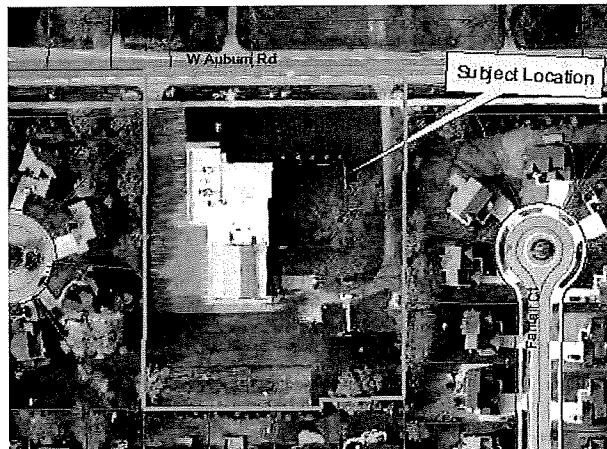
NOTICE OF PUBLIC HEARING

ROCHESTER HILLS PLANNING COMMISSION

REQUEST: **Conditional Use Recommendation.** In accordance with the Michigan Zoning Enabling Act, PA 110 of 2006, as amended, and Sections 138-1.203, 138-2.300-2.302, 138-4.300 and 138-4.410 of the Code of Ordinances of the City of Rochester Hills, a Public Hearing for a Conditional Use Recommendation is required with the review of an application to construct a parking lot at the Detroit Chinese Alliance Church located on Auburn, east of Crooks, zoned R-4, One Family Residential, Parcel No. 15-33-128-010 (City File 19-026).

LOCATION: 1591 W. Auburn Rd.

APPLICANT: Congyue Wang
14425 N. Castlewood St.
Auburn Hills, MI 48326



DATE OF PUBLIC HEARING: Tuesday, October 15, 2019 at 7:00 p.m.

LOCATION OF PUBLIC HEARING: Rochester Hills Municipal Offices
1000 Rochester Hills Drive
Rochester Hills, Michigan 48309

Information concerning this request may be obtained from the Planning and Economic Development Department during regular business hours from 8:00 a.m. to 5:00 p.m., Monday through Friday, or by calling (248) 656-4660. It can also be viewed at www.rochesterhills.org, City Government, Maps, Planning & Economic Dev., Development Status Map. Written comments concerning this request will be received by the City of Rochester Hills Planning Department, 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309, prior to the public hearing or by the Planning Commission at the public hearing. This request will be forwarded to City Council after review and recommendation by the Planning Commission.

Deborah Brnabic, Chairperson
Rochester Hills Planning Commission

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is invited to contact the Facilities Division (656-2560) 48 hours prior to the meeting.