

2022-0200 Public Hearing and Request for Conditional Use Recommendation - File No. JNRA2021-0005 - 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., zoned R-3 One Family Residential with an MR Mixed Residential Overlay, Parcel No. 15-22-351-003, Aaron Santangelo, Maura Engineering, Applicant

(Staff Report dated April 13, 2022, site plans, topographic survey, floor plans and elevations, EIS and OCWRC letter had been placed on file and by reference became a part of the record hereof).

In attendance for the applicant were Jason Pirosko, architect with JMP Design and Build on behalf of the applicant, and Pastor Clay Bernier of Covenant Christian Church.

Chairperson Brnabic introduced this item and stated that it is a conditional use request 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., zoned R-3 One Family Residential, with an MR-Mixed Residential Overlay.

Ms. Kapelanski stated that the applicant is seeking approval for their proposal to construct an addition on the front of the existing Covenant Christian Church, located on the north side of Hamlin Road. She noted that they are also proposing 12 additional parking spaces and an outdoor pavilion. The plan generally meets the requirements of the Zoning Ordinance, and stated that places of worship are a conditional use in all single family districts and the expansion of the church requires a conditional use permit. She referenced the requirements noted in the Staff report from section 138-2.302 of the Zoning Ordinance for the conditional use. The applicant is seeking approval of the site plan and a positive recommendation on the conditional use.

Mr. Pirosko asked if Commission members had any objections or questions, and stated that they are adding a front area that would be a gathering place when you enter the church. The seating of the church is not changing at all. They also didn't have the best bathroom situation, so they are being added in the front of the addition along with a porte cochere to allow someone to drive up and drop off someone. The City had asked them to add the parking spaces because the square footage of the building was increased, but the amount of seats in the church did not change. He stated that they added the spaces and commented that they went through a pre-meeting with the engineer and they went over the project and everything went well. He stated that they came to all the requirements that they asked for and he does not think there is anything left that

they haven't committed to or provided information for that they would do. He explained that basically the building will be constructed of stone veneer and band ribbon glass around the front and a pitched roof behind that to match the existing. The tower-looking structure is the new elevator because there is no elevator in the building. Since they were doing the addition, they thought it was a good time to put the elevator in. He stated that it will showcase the glass on the top of the tower and match the new addition, trying to bring the whole building cohesively to look all as one.

Mr. Weaver stated that looking at the plans new landscaping is proposed around the front of the building.

Mr. Pirosko responded that it is the drive-through area so any trees to be removed, part of the requirements is they would have to put back, and also to make it look nice.

Mr. Weaver questioned whether they could get more of a detailed plan to understand what is being proposed, and if the tree symbols could differ from what is existing versus proposed.

Mr. Pirosko stated that there are two trees to be removed, and the same two trees basically will be moved closer to the front of the street. He commented that he believes they were required to provide a landscape plan when they go through and it would be a part of that.

Mr. Weaver asked if they are proposing to plant new trees or relocate the existing trees.

Mr. Pirosko responded that two are being relocated and some of the shrubs will be new.

Mr. Weaver noted that there is a comment in the plans that the accessible route looks a little disjointed. There are three accessible parking spaces and then the walk to get across the drive looks like it is in the middle of one of the spaces.

Mr. Pirosko responded that there are two levels, a walkout basement, and the back one is existing and goes to the back of the building so that the elevator accessed from the basement also. In the back there is a pavilion proposed which is an open-air pavilion roof and the City had asked for an accessible path to that. One of the requirements for the front is that they wanted an accessible wheelchair access from the sidewalk, and that is why that is there. He stated that if you look at the site in person, it goes upward toward the building, and they were picking the path of least resistance over removing parking spaces.

Mr. Weaver showed his computer screen, and questioned some spaces on the plan.

Mr. Pirosko stated that they are van-accessible spots.

Mr. Weaver noted that the crosswalk looks like it is in the middle of a vehicle and questioned whether there was any way to move it over.

Mr. Piroosko stated that he is sure that they could do that.

Mr. Weaver stated that his other question about the open-air pavilion had been answered.

Chairperson Brnabic stated that she saw the hours of operation listed in the EIS, and asked if those are the current hours and if they would change at all due to the addition. She noted it said Sunday-Tuesday 9-1 and Thursday and Friday 9-1.

Pastor Bernier pointed out that they have a Wednesday night service. He commented that right now it is cancelled because of the work that they are doing, but eventually they will have a 7:30 p.m. on Wednesday night for Bible Study.

Chairperson Brnabic stated that as it will continue after renovations, she asked that it be added to the EIS. She asked if the church approached the neighbors about the addition.

Pastor Bernier stated that he and his wife walked the new subdivision adjacent and gave everyone a potted plant and told everyone that they will have things going on, and that they will be more than welcome to come to their church. He stated that they also did that with the neighbors across the street.

Chairperson Brnabic questioned whether any neighbor expressed concern in regard to the addition.

Pastor Bernier responded no.

Mr. Struzik stated that the structure as-is is very unique, and commented that there is nothing else like it in the city. It is nice to see a proposed investment for it and he likes the look of what is proposed and how the elevator is incorporated into the hexagon-shaped building. Turning it into a tower turns it into a nice building element. He concurred with Mr. Weaver's concern regarding the handicap path.

Mr. Hooper stated that he supports the project and moved the motion in the packet for recommendation for conditional use approval.

Dr. Bowyer seconded the motion.

*Chairperson Brnabic noted that as this item is a conditional use, it requires a **public hearing**. She stated that she has not received any cards as of yet tonight, and seeing no hands raised, she **Closed the Public Hearing**.*

After the voice vote for the Conditional Use recommendation, Chairperson Brnabic noted that the vote passed unanimously.

Mr. Hooper moved the motion in the packet for site plan approval, and noted to include an additional condition for modification of the EIS.

The motion was seconded by Mr. Struzik.

After the voice vote, Chairperson Brnabic stated that the motion passed unanimously.

A motion was made by Hooper, seconded by Bowyer, that this matter be Recommended for Approval to the City Council Regular Meeting. The motion carried by the following vote:

Aye 8 - Bowyer, Brnabic, Denstaedt, Dettloff, Gallina, Hooper, Struzik and Weaver

Excused 1 - Neubauer

Resolved, in the matter of File No. JNRA2021-0005 (Covenant Christian Church), the Planning Commission recommends to City Council Approval of 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.

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.

Conditions

1. City Council approval of the Conditional Use.

2022-0201

Request for Site Plan Approval - File No. JNRA2021-0005 - for modifications including a building addition and parking lot expansion at Covenant Christian Church, 900 W. Hamlin Rd., located on the north side of Hamlin, east of Livernois Rd., zoned R-3 One Family Residential with an MR Mixed Residential Overlay, Parcel No. 15-22-351-003, Aaron Santangelo, Maura Engineering, Applicant

(See Discussion under Legislative File 2022-0200).

A motion was made by Hooper, seconded by Struzik, that this matter be Approved. The motion carried by the following vote:

Aye 8 - Bowyer, Brnabic, Denstaedt, Dettloff, Gallina, Hooper, Struzik and Weaver

Excused 1 - Neubauer

Resolved, in the matter of File No. JNRA2021-0005 (Covenant Christian Church), the Planning Commission approves the Site Plan, 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 site plan and supporting documents demonstrate 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 project will be accessed from Hamlin Rd., thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets.
3. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
4. 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 all applicable comments from other City departments and outside agency review letters, prior to final approval by staff.
2. Provide a landscape bond in the amount of \$5,000.00, plus inspection fees, as adjusted by staff as necessary, prior to the preconstruction meeting with Engineering.
3. Tree protective fencing, as reviewed and approved by the City staff, shall be installed prior to temporary grade being issued by Engineering.
4. Environmental Impact Statement is to be revised for the hours of operation.