

2019-0440 Public Hearing and request for Conditional Use Recommendation - City File No. 19-029 - to add 60 parking spaces at the Detroit Chinese Alliance Church, located on Auburn, east of Crooks, zoned R-4 One Family Residential, Parcel No. 15-33-128-010, Congyue (James) Wang, Applicant
(Reference: Staff Report prepared by Kristen Kapelanski, dated October 10, 2019 and site plans and elevations had been placed on file and by reference became part of the record thereof.)

Present for the applicant were Congyue Wang, 4425 N. Castlewood Ct., Auburn Hills, MI 48326, and Qian Lin and Zhenguo Yuan, representing Detroit Chinese Alliance Church.

Ms. Kapelanski stated that the applicant was proposing to add 60 parking spaces to the existing Chinese Alliance Church on the south side of Auburn between Crooks and Livernois. She advised that places of worship were conditional uses in the R-4 district. The site plan generally met the Ordinance requirements, and staff recommended approval. She noted that a landscape Buffer D was required along the east and west property lines. Along the west property line, it would only be required in the area of the new parking. In lieu of the buffer, the applicant had proposed extending the existing privacy fence along the east property line. It was staff's understanding that they had worked with the neighbors there, who were fine with the addition of the fence. Along the west property line, there was existing vegetation that would be maintained by the three additional spaces. She also noted that a Tree Removal Permit was required for the removal of three regulated trees, all of which would be replaced on site.

Chairperson Brnabic opened the Public Hearing at 9:25 p.m. Seeing no one come forward, she closed the Public Hearing.

Chairperson Brnabic had noticed that a letter to the neighbor at 3209 Fantail Ct. was included. She asked if they had received any response from that neighbor. Mr. Yuan said that they talked to all 12 neighbors around them, but they had a hard time getting in contact with one, so Mr. Wang wrote him a letter. They showed the plan to the neighbors, and everyone gave their blessing. Chairperson Brnabic noted the general letter to the neighbors, and she asked if they had gotten any responses. Mr. Wang said that they did not receive any feedback. Mr. Yuan said that they had three teams, and each team talked to four neighbors face to face. Some gave them coffee. They included a small chocolate gift, and the neighbors were pretty happy. Chairperson Brnabic complimented

them on the letter informing their neighbors.

Chairperson Brnabic asked where the dumpster was currently located. Mr. Wang pointed it out - in front of the parsonage home, and Mr. Lin pointed out the future site.

Mr. Kaltsounis thanked the applicants, who were not even told by the Commissioners, for talking to the neighbors. He joked that giving chocolate was a good benchmark for all developers. He indicated that the application was very straight-forward, and the Commissioners appreciated the work that was done. Hearing no further discussion, he moved the following:

MOTION *by Kaltsouins, seconded by Schroeder, in the matter of City File No. 19-029 (Detroit Chinese Alliance Church Parking Lot), the Planning Commission **recommends** to City Council **Approval** of the **Conditional Use** to allow an expansion of the parking lot at the subject, existing church on Auburn, east of Crooks, based on plans dated received by the Planning Department on August 29, 2019, with the following six (6) findings.*

Findings

- 1. The use will promote the intent and purpose of the Zoning Ordinance.*
- 2. The parking lot 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 growing church community.*
- 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 should 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.

A motion was made by Kaltsounis, seconded by Schroeder, that this matter be Recommended for Approval to the City Council Regular Meeting. The motion PASSED by an unanimous vote.

2019-0441

Request for Tree Removal Permit - City File No. 19-029 - for the removal and replacement of as many as three regulated trees associated with the addition of parking spaces at the Detroit Chinese Alliance Church, located on Auburn, east of Crooks, zoned R-4 One Family Residential, Parcel No. 15-33-128-010, Congyue (James) Wang, Applicant

MOTION by Kaltsounis, seconded by Schroeder, in the matter of City File No. 19-029 (Detroit Chinese Alliance Church Parking Lot), the Planning Commission grants a Tree Removal Permit, based on plans dated received by the Planning Department on August 29, 2019, with the following two (2) findings and subject to the following two (2) conditions.

Findings

1. *The proposed removal and replacement of regulated trees is in conformance with the Tree Conservation Ordinance.*
2. *The applicant is proposing to remove 3 regulated trees and replace on site.*

Conditions

1. *Tree protective and silt fencing, as reviewed and approved by the City staff, shall be installed prior to issuance of the Land Improvement Permit.*
2. *Should the applicant not be able to meet the tree replacement requirements on site the balance shall be paid into the City's Tree Fund at a rate of \$216.75 per tree.*

A motion was made by Kaltsounis, seconded by Schroeder, that this matter be Granted. The motion PASSED by an unanimous vote.

2019-0442

Request for Site Plan Approval - City File No. 19-029 - for a 60 space parking lot addition for the Detroit Chinese Alliance Church located on Auburn, east of Crooks, zoned R-4 One Family Residential, Parcel No. 15-33-128-010, Congyue (James) Wang, Applicant

MOTION by Kaltsounis, seconded by Dettloff, in the matter of City File No. 19-029 (Detroit Chinese Alliance Church Parking Lot), the Planning Commission **approves the Site Plan**, based on plans dated received by

the Planning Department on August 29, 2019, with the following six (6) findings and subject to the following two (2) 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 Auburn Rd., thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets.*
- 3. The off-street parking area has been designed to avoid common traffic problems and promote customer safety.*
- 4. The Planning Commission modifies the Type D Buffer requirements on the east and west property lines finding that the existing wall and vegetation meet the intent.*
- 5. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.*
- 6. 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 cost estimate for landscaping and irrigation, plus inspection fees, as adjusted as necessary by staff in the amount of \$78,128.00, and posting of bond prior to temporary grade certification being issued by Engineering.*

Mr. Hooper observed that with the parking lot expansion, there was an area left on the east side of the church for future expansion. He asked if that was the purpose. Mr. Wang said that they still needed 40 parking spaces. They wanted to reserve an area for the future. Mr. Hooper said

that it looked boxed out as if there could be a future expansion. Mr. Lin said that the box was the children's play area, but there were no future plans to turn that into a parking lot. Mr. Hooper asked if the house in the southeast corner of the property was the pastor's house, which was confirmed.

A motion was made by Kaltsounis, seconded by Dettloff, that this matter be Approved . The motion PASSED by an unanimous vote.

After each motion, Chairperson Brnabic stated for the record that the motion had passed unanimously, and she congratulated the applicants.

2019-0446

Public Hearing and request for Recommendation of Approval of a Land Division - City File No. 19-035 - a .52-acre parcel at 3400 Crooks Rd., located at the southwest corner of Crooks and Alsdorf, zoned R-4 One Family Residential, Parcel No. 15-32-426-071, James Batu, Applicant

(Reference: Staff Report prepared by Kristen Kapelanski, dated October 10, 2019 and application documents had been placed on file and by reference became part of the record thereof.)

Present for the applicant were James and Mike Batu, 3400 Crooks Rd., Rochester Hills, MI 48309.

Ms. Kapelanski stated that the applicant was appealing staff's denial of a land division. Parcel B would contain the existing house that would front on Alsdorf, and Parcel A would be at the corner of Alsdorf and Crooks. Since the existing home would now be addressed off of Alsdorf, the orientation of the structure would change in terms of setbacks and location of the accessory structure. The accessory structure would now be located in the front yard, and the property would also have a deficient rear yard setback. Per Section 122-29 of the City Code, land divisions were appealed to City Council after a Public Hearing and recommendation from the Planning Commission. She noted that the planning review noted that Parcel A would be addressed off Alsdorf, but it could continue to be addressed off of Crooks Rd.

Chairperson Brnabic asked the applicant if he had anything to add. Mr. James Batu said that he did not have a presentation. He wished to build a house for himself, not to make a profit. He said that none of the neighbors complained when he talked with them, and he noted that no one had showed at the meeting to speak against. Chairperson Brnabic asked how long he had owned the home, and Mr. Batu said it had been a year. He said that if the address was changed to Alsdorf, the back would