



Rochester Hills

1000 Rochester Hills Dr
Rochester Hills, MI 48309
(248) 656-4600
Home Page:
www.rochesterhills.org

Master

File Number: 2019-0372

File ID: 2019-0372

Type: Permit

Status: To Council

Version: 3

Reference: 19-020

Controlling Body: City Council
Regular Meeting

File Created Date : 08/12/2019

File Name: CU for Lake Michigan Credit Union

Final Action:

Title label: Request for Conditional Use Approval to add a drive-through to a new Lake Michigan Credit Union, located on the north side of Tienken, west of Rochester, zoned O-1 Office Business with an FB-1 Flexible Business Overlay; Lake Michigan Credit Union, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 111119 Agenda Summary.pdf, Staff Report 10-15-19.pdf, Review Comments PC.pdf, Updated EIS 10-08-19.pdf, Response Letter 10-8-19.pdf, Lake Michigan Credit Union Narrative.pdf, Temporary Office Narrative.pdf, Updated Plan Set 10-21-19.pdf, Color Renderings.pdf, Minutes PC 8-20-19.pdf, Minutes PC 10-15-19.pdf, Public Hearing Notice.pdf

Enactment Number:

Contact: PLA 656-4660

Hearing Date:

Drafter:

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	08/20/2019	Postponed				Pass
2	Planning Commission	10/15/2019	Recommended for Approval	City Council Regular Meeting			Pass
3	City Council Regular Meeting	11/11/2019					

Text of Legislative File 2019-0372

Title

Request for Conditional Use Approval to add a drive-through to a new Lake Michigan Credit Union, located on the north side of Tienken, west of Rochester, zoned O-1 Office Business with an FB-1 Flexible Business Overlay; Lake Michigan Credit Union, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves a Conditional Use to add a drive-through at a new 4,638 s.f. credit union for Lake Michigan Credit Union, located on the north side of Tienken, west of Rochester, zoned O-1 Office Business with an FB-1 Flexible Business Overlay, Parcel No. 15-03-451-029, based on plans dated received by the Planning and Economic Development Department on September 17, 2019, Lake Michigan Credit Union, Applicant with the following findings.

Findings

1. The use will promote the intent and purpose of the Zoning Ordinance.
2. The building 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. The site previously held a bank, which will be demolished.
3. The proposal will have a positive impact on the community as a whole and the surrounding area by further offering jobs and another financial institution.
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