



Department of Planning and Economic Development

Staff Report to the Planning Commission

December 9, 2020

Chief Financial Credit Union

REQUEST	Conditional Use Recommendation Tree Removal Permit Site Plan Approval
APPLICANT	Tom Dluzen Chief Financial Credit Union 200 Diversion St. Rochester, MI 48307
LOCATION	Northeast Corner of Rochester Rd. and Diversion St.
FILE NO.	20-029
PARCEL NOS.	15-14-301-007 In Rochester Hills and 15-14-154-004 in Rochester (.68 acre each)
ZONING	B-2, General Business with an FB-3 Flexible Business Overlay (RH) and B-1 General Business (Rochester)
STAFF	Kristen Kapelanski, AICP, Planning Manager

Summary

The applicant is proposing a new credit union with drive-through in the footprint of the former US Scuba building at Rochester and Diversion. The project will be located in both the City of Rochester Hills and Rochester. Rochester Hills' role is mainly advisory, however, a conditional use will be required for the drive-through, and a tree removal permit is being requested to remove seven trees. An Interlocal Agreement between both Cities was approved at City Council, giving Rochester's standards purview over the site plan, as the majority of the building will be in Rochester. The Planning Commission is still being asked to approve it without having the City's normal requirements necessarily in compliance with regard to such things as lighting and parking. Conditions of approval are mainly suggestions, and Rochester will require its own conditions that will have to be followed. However, per the Agreement, proposed infrastructure changes will have to be approved by the City's Engineering Dept. Please refer to the attached review memos from staff. The site plan and associated improvements will be sent for approval to the City of Rochester's Planning Commission at a separate meeting.



The applicant will be present at the meeting to discuss the project further.

As mentioned, the conditions of approval placed on the motions are recommendations only, and the applicant is not subject to compliance, as the regulations of the City of Rochester take precedent. If the Planning Commission agrees that the proposed project will be consistent and harmonious, below are motions for consideration:

Staff Recommendations

Department	Comments & Waivers/Modifications	Recommendation
Planning	Advisory comments	Approval
Engineering	Advisory comments	Approval
Fire	Reviewed by City of Rochester	Approval
Building	Advisory comments	Approval
Forestry	Advisory comments	Approval
Assessing	No legal included	Approval

Motion to Recommend Conditional Use Approval

MOTION by _____, seconded by _____, in the matter of City File No. 20-029 (Chief Financial Credit Union), the Planning Commission **recommends** to City Council **Approval** of the **Conditional Use** to allow a drive-through at a proposed credit union on site at 515 S. Rochester Rd., based on plans dated received by the Planning Department on October 1, 2020, 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.

Motion to Approve a Tree Removal Permit

MOTION by _____, seconded by _____, in the matter of City File No. 20-029 (Chief Financial Credit Union), the Planning Commission **grants** a **Tree Removal Permit**, based on plans dated received by the Planning and Economic Development Department on October 1, 2020 with the following findings and recommended 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 up to 7 trees on site and replace onsite.

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 \$304 per tree.

Site Plan Approval Motion

MOTION by _____, seconded by _____, in the matter of City File No. 20-029 (Chief Financial Credit Union), the Planning Commission **approves** the **Site Plan**, based on plans dated received by the Planning Department on October 1, 2020, with the following findings and recommended conditions.

Findings

1. The review by the Planning Commission is advisory only per the Interlocal Agreement between Rochester and Rochester Hills.
2. 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.
3. The proposed project will be accessed from Rochester Rd. and Diversion St. thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets.
4. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
5. 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.
2. Provide a landscape bond estimate for landscaping and irrigation, plus inspection fees, as adjusted as necessary by staff.

Reference: Plans dated received by the Planning Department on October 1, 2020

Attachments: Assessing Department memo dated 10/21/20; Building Department memo dated 10/23/20; DPS/Engineering memo dated 10/26/20; Planning Department Memo dated 10/26/20; Parks & NR memo dated 10/15/20; Interlocal Agreement; WRC Letter dated 10/13/20; PHN CU and Tree Removal Permit notices.

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