

First Baptist Church of Rochester Additions

REQUEST	Conditional Use Recommendation Tree Removal Permit Site Plan Approval
APPLICANT	Steve Auger Auger Klein Aller Architects, Inc. 303 E. Third St. Rochester, MI 48307
LOCATION	East side of Orion Rd., west of Rochester Rd., north of Tienken Rd.
FILE NO.	20-028
PARCEL NO.	15-03-276-030
ZONING	R-1 One Family Residential
STAFF	Kristen Kapelanski, AICP, Planning Manager

Summary

The applicant is proposing to replace an open air canopy with a 2,500 s.f. enclosed entry hall, add an 8,400 s.f. addition for classrooms at the southeast corner, construct a small kitchen addition and add 24 parking spaces at the existing church on 13 acres on Orion Rd. Places of worship require a Conditional Use recommendation by the Planning Commission and approval by City Council for modifications over a certain size. The applicant states that the additions will improve safety for the members and will be present at the meeting to discuss the project further. Hours of operation will be Thursday through Saturday, 8 a.m. to 4 p.m. and Wednesdays and Sundays, 8 a.m. to 8 p.m. No additional landscaping is proposed, and three regulated trees will be removed and replaced. Existing vegetation buffers the site.



The project is fairly straight-forward, and all staff have recommended approval. 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	No outstanding comments	Approval
Engineering	Comments to be handled at construction plan review	Approval
Fire	Fire Flow Test required	Approval
Building	Comments to be handled at building plan review	Approval
Forestry	No outstanding comments	Approval
Assessing	No outstanding comments	Approval

Motion to Recommend Conditional Use Approval

MOTION by _____, seconded by _____, in the matter of City File No. 20-028 (First Baptist Church of Rochester), the Planning Commission **recommends** to City Council **Approval** of the **Conditional Use** to allow modifications to a place of worship in a residential district, based on plans dated received by the Planning Department on March 5, 2021 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.
3. The proposal will have a positive impact on the church community by updating and improving safety for a place to worship.
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. 20-028 (First Baptist Church of Rochester), the Planning Commission **grants** a **Tree Removal Permit**, based on plans dated received by the Planning and Economic Development Department on March 5, 2021 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 3 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. 20-028 (First Baptist Church of Rochester), the Planning Commission **approves** the **Site Plan**, based on plans dated received by the Planning Department on March 5, 2021, with the following findings and 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 Orion 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.

Reference: Plans dated received by the Planning Department on March 5, 2021
Attachments: Assessing Department memo dated 9/24/20; Building Department memo dated 3/18/21; Fire Dept. memo dated 3/19/21; DPS/Engineering memo dated 3/18/21; Planning Department Memo dated 3/19/21; Parks & NR memo dated 3/19/21; EIS; PHN CU and Tree Removal Permit notices.

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