



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.
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Legislative File No: 2021-0111 V2

TO: Mayor and City Council Members

FROM: Sara Roediger, Director of Planning and Economic Development, ext. 2573

DATE: April 30, 2021

SUBJECT: Request for approval of a Conditional Use for renovations/additions to at the existing First Baptist Church on Orion Rd., Steve Auger, Applicant

REQUEST:

Approval of a conditional use for renovations/additions to the existing First Baptist Church on Orion Rd., north of Tienken. The front entry will be enclosed, classrooms will be added and a small parking lot will be added. Additions total approximately 10,900 sq.ft. The architecture will match the existing church.

BACKGROUND:

The site is zoned R-1 One Family Residential, and the site is over 13 acres. The church was built in 1972.

Modifications to places of worship require a conditional use approval from City Council as listed in Section 138-4.300. The issuance of the conditional use is a discretionary decision by the City Council based on five general criteria contained in Sec. 138-2.302 of the Zoning Ordinance as follows:

- 1) *Will promote the intent and purpose of this chapter.*
- 2) *Will be designed, constructed, operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing or planned character of the general vicinity, adjacent uses of land, the natural environment, the capacity of public services and facilities affected by the land use and the community as a whole.*
- 3) *Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, refuse disposal, or that the persons or agencies responsible for the establishment of the land use or activity shall be able to provide adequately any such service.*
- 4) *Will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.*
- 5) *Will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.*

SUMMARY:

The Planning Commission held a public hearing at its April 20, 2021 meeting to review the requests for a conditional use recommendation, tree removal permit and site plan approval. Several emails were received prior to the meeting, which are included. The requests were unanimously passed with findings for the conditional use in the attached resolution.

RECOMMENDATION:

The Planning Commission recommends that City Council approves the conditional use to allow renovations to the First Baptist Church on Orion Rd., based on plans dated received by the Planning and Economic Development Department on March 5, 2021

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy Clerk		

Contract Reviewed by City Attorney Yes N/A