



Legislation Details (With Text)

File #: 2019-0372 **Version:** 3

Type: Permit **Status:** Passed

File created: 8/12/2019 **In control:** City Council Special Meeting

On agenda: **Final action:** 11/18/2019

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

Sponsors:

Indexes:

Code sections:

Attachments: 1. 111819 Agenda Summary.pdf, 2. Staff Report 101519.pdf, 3. Review Comments PC.pdf, 4. Updated EIS 100819.pdf, 5. Response Letter 100819.pdf, 6. Lake Michigan Credit Union Narrative.pdf, 7. Temporary Office Narrative.pdf, 8. Updated Plan Set 102119.pdf, 9. Color Renderings.pdf, 10. Minutes PC 82019.pdf, 11. Minutes PC 101519.pdf, 12. Public Hearing Notice.pdf, 13. Resolution (Draft).pdf

Date	Ver.	Action By	Action	Result
11/18/2019	3	City Council Special Meeting	Adopted by Resolution	Pass
10/15/2019	2	Planning Commission	Recommended for Approval	Pass
8/20/2019	1	Planning Commission	Postponed	Pass

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

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.