

Tuesday, January 18, 2000

REGULAR PLANNING COMMISSION MEETING held at the City of Rochester Hills Municipal Building, 1000 Rochester Hills Drive, Rochester Hills 48309, Oakland County, Michigan.

The meeting was called to order by Chairperson Kaiser at 7:30 p.m. in the auditorium.

1. ROLL CALL:

Present: Chairperson Eric Kaiser; Members William Boswell, Paul Corneliussen, Melinda Hill, Greg Hooper, Leah Potere, Christian Ramanauskas, James Rosen, Audrey Ruggiero
Quorum Present

Absent: None

Also Present: Deborah Millhouse, Acting Director
Michele Goldstein, Planner
John Staran, City Attorney
Amy Neary, McKenna Associates
Susanne Vergeldt, Recording Secretary

2. COMMUNICATIONS:

- A. Reminder of public hearing meetings on SEMCOG's I-75 corridor study.
 - B. Memo from Mr. Bob Spaman to all department directors regarding the CIP project request for the 2000 budget.
 - C. Additional letters and a petition regarding Great Oaks Country Club agenda item.
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3. OLD BUSINESS

- A. Site Plan Approval - File No. 98-037 (*postponed from Jan. 4, 2000*)
 - Project: St. Paul's Albanian Catholic Community Church
A church, convent and rectory development on 25.4 acres
 - Request: 1. Site Plan Approval
 - Location: Southeast corner of Auburn Road and M-59
 - Parcel: 15-34-127-006, zoned R-3, One Family Residential
 - Applicant: Brown-Teefey & Associates Architects, Inc.
4190 Telegraph Road, Suite 2700
Bloomfield Hills, MI 48302

(Reference: Staff Report prepared by Deborah A. Millhouse dated December 28, 1999 has been placed on file and by reference becomes part of the record hereof.)

Messrs. Jack Brown, Brown-Teefey & Associates, and Paul Modi, GiffensWebster, were present for the applicant.

MOTION by Ruggiero, seconded by Corneliussen, to remove this item from the table.

Ayes: All
Nays: None
Absent: None

MOTION CARRIED.

(Enter Mr. Staran - 7:36 p.m.)

The Chair commented this item was originally postponed primarily due to a concern about a passing lane on the north side of Auburn Road. There is a memo included in the packet from

Mr. Steve Dearing explaining the status of the situation.

Ms. Millhouse stated the memo from Mr. Dearing explains the situation and makes a recommendation that the passing lane be a required condition of site plan approval if

both the Planning Commission and the applicant agree.

The prior staff report dated December 28, 1999, which included conditions, is also included in the packet. If there was a motion to approve, these conditions, as well as the passing lane condition, the applicant's agreement to pay the outstanding property taxes and the removal of the eight parking spaces located within the natural features setback as discussed at the last meeting, should be included. Ms. Millhouse agreed these conditions should be placed on the site plan approval.

Mr. Modi explained he revised the drawing per the comments at the last meeting, and forwarded copies to the Board. The by-pass lane on Auburn Road is shown on the new plan, as well as moving two handicap spaces to the other side of the building. The passing lane would run approximately from Walbridge to Harrington, and has only been verbally passed by Mr. Dearing.

If there was a motion to approve this site plan, it would remain contingent on being approved by the Traffic Engineer.

Ms. Millhouse commented that the site plan that was removed off the table was the one previously submitted, and suggested a condition to change the site plan and the applicant will submit revised plans so that staff can review to assure all conditions have been met.

MOTION by Hooper, seconded by Ramanauskas, in the matter of File No. 98037 (St. Paul's Albanian Church), to Grant Site Plan Approval, for the site plan dated received December 24, 1999, incorporating the modifications shown by the site plan dated received January 18, 2000, incorporating the five findings and eight conditions in the staff report dated December 28, 1999, plus additional conditions.

Discussion on the Motion:

Suggested additional conditions: the removal of the eight parking spaces in the natural features setback, and the installation of the passing lane per the City and MDOT standards. The amount of the landscape maintenance guarantee should be revised to \$159,574.80 or adjusted as necessary by staff (Condition #8). The moving of the handicap spaces should also be noted. Mr. Ramanauskas suggested the revisions on the architectural drawing regarding the windows in the garage and the elevation be noted. Also, by not approving one of the buffer modifications that was involved in an area not within the wetland, trees will have to be added to meet the IVO requirement along Auburn Road.

The maker and seconder of the Motion agreed to these additional conditions.

Complete Motion as Amended:

MOTION by Hooper, seconded by Ramanauskas, in the matter of File No. 98037 (St. Paul's Albanian Church), to Grant Site Plan Approval, for the site plan dated received December 24, 1999, incorporating the modifications shown by the site plan dated received January 18, 2000, incorporating the five findings and eight conditions (#8 being modified) in the staff report dated December 28, 1999, plus additional conditions.

Findings:

1. The site plan and supporting documents demonstrate that all applicable requirements of Zoning Ordinance 200 can be met, subject to the conditions noted below.
2. The applicant has submitted an acceptable Environmental Impact Statement as required by the ordinance.
3. The proposed use has been designed so as to be harmonious with the existing uses in the surrounding area.
4. The applicant is proposing landscaping and the preservation of existing vegetation to enhance the aesthetic quality of the site and the neighborhood.
5. The project is served adequately by essential public facilities and services. There is only a single access to the site from Auburn Road.

Conditions:

1. Verification that the delinquent property taxes for 1998 have been paid to the Oakland County Treasurer.
2. The engineering review comments provided by Johnson & Anderson (J&A) dated November 9, 1999 be incorporated into the detailed construction drawings on a 24" by 36" page format.
3. A Flood Plain Use Permit be obtained from City Council prior to doing any work on site.
4. Granting of a Wetland Use Permit by the City Council.
5. Correction of parking space calculations on the site plan, to reflect the inclusion of the parking spaces that will be provided within the garage of the proposed convent and rectory building.
6. Incorporation of additional landscaping around the proposed convent and rectory building.
7. Location of the tree protective fencing.
8. Provision of a performance and maintenance guarantee in the amount of \$159,574.80 to be adjusted as necessary by staff, to ensure the proper planting and survival of the proposed landscape materials. Such guarantees to be provided prior to issuance of a Land Improvement Permit.
9. The passing lane shall be installed on the north side of Auburn Road, consistent with and approved by the traffic engineer and MDOT.
10. Removal of the 8 parking spaces in the natural features setback.
11. The handicapped spaces be moved to the southwest side of the church as shown by the plan dated January 18, 2000.
12. Elevation of the garage and windows to be consistent with the drawing dated received by City Staff on January 18, 2000.
13. The plan shall be revised to meet the IVO requirement in Buffer Area #3, in the non wetland portions of the northern property line along Auburn Road.

Roll call vote:

Ayes: Boswell, Corneliussen, Hill, Hooper, Kaiser, Potere, Ramanauskas, Rosen, Ruggiero
Nays: None
Absent: None

MOTION CARRIED.

(Reference: Plans dated received by the Planning Department on November 24, 1999, two sheets 1 of 1, as prepared by GiffelsWebster Engineers Inc.; Sheets A-1a, A-1b, A-1c, A-2, and A-3, as prepared by Brown-Teefey & Associates Architects Inc.; Memo from City Engineer dated November 9, 1999; Staff Memo prepared by Deborah Millhouse dated January 13, 2000; Memo from Stephen Dearing dated January 12, 2000 w/attachment; Staff Report prepared by Deborah Millhouse dated December 28, 1999; Letter from McKenna Associates dated November 19, 1999; Letter from J & L Consulting Services dated 14 December 1999; Michigan Department of Environmental Quality Permit; letters from Linda C. Lemke & Associates dated December 13, 1999 and November 9, 1999; Preliminary Landscape Estimate prepared by GiffelsWebster dated November 23, 1999; Letter from John & Anderson, Inc. dated November 9, 1999 Revised; Environmental Impact Statement dated received March 15, 1999 by the City of Rochester Hills Planning Department w/attachments; Wetland Use Permit and Application; application for Permit,