

**City of Rochester Hills
Department of Planning and Development**

**STAFF REPORT TO THE PLANNING COMMISSION
June 5, 2007**

Revised Site Plan Gethsemane Lutheran Church Addition	
APPLICANT	Gethsemane Lutheran Church 1892 E. Auburn Road Rochester Hills, MI 48307
AGENT	Rev. Thomas Fischer, Pastor
LOCATION	Southeast Corner of Auburn and Melvin
PARCEL NOS.	15-36-228-054, -063 and -067
FILE NO.	79-200.2
ZONING	C-1 (Commercial Improvement) and R-4, (One Family Residential)
STAFF	Derek L. Delacourt, Deputy Director
REQUESTS	Revised Conditional Land Use Recommendation Revised Site Plan Approval

SUMMARY

The existing site comprises three parcels totaling approximately 2.19 acres in size. The revised layout includes a one-story, 4,150 square-foot addition to the northern side of the existing 5,632 square-foot church, a detention basin, sidewalks and landscaping. The addition will have space for offices, meeting/activity and storage rooms. The entryways off of Auburn will be eliminated to help with traffic flow, and vehicles using the parking lots will enter and exit via Melvin and Hessel.

Specific actions requested by the applicant for consideration by the Planning Commission are a Revised Conditional Land Use Recommendation to City Council and approval of the Revised Site Plan.

SITE PLAN

As part of the technical review for this project, all applicable City departments and consultants have reviewed the plans and supplemental documentation. Review comments are either included

in this report or contained within the enclosed information. The addition is designed to reflect the appearance and match all finish materials of the church.

The church officials held a meeting with the neighbors in March to inform them of the plan. The Pastor was provided a mailing list from the City of the surrounding homes and businesses.

Adjacent Zoning

The addition is proposed on the parcel zoned C-1, Commercial Improvement. There is C-1 zoning to the north, and the parcels are developed with commercial businesses, a gas station and a church center. To the west of the proposed addition is the Auburn Center, zoned C-1, and to the east it is zoned C-1 and developed with another commercial business. To the south, southwest and southeast it is zoned residential and developed with homes.

Parking

A total of 44 parking spaces are required and 61 are being provided, including four handicap spaces. No parking lot island planters are required, and no additional lighting is proposed.

Wetland Use Permit

There are no regulated wetlands on the site.

Landscaping/Tree Removal

The City's Tree Conservation Ordinance does not regulate the site. The applicant is proposing to remove and replace two trees, and the City's Landscape Architect feels that the landscaping proposed is appropriate for this type of development. She recommends approval with two standard conditions.

Buffer Modifications

There are no buffer requirements for this project.

Architecture

The church facade is composed of brick, and the addition will match the original church. The pitched roof will be covered with matching asphalt shingles.

CONDITIONAL LAND USE

Places of worship are permitted in any zoning district per Section 138-1337 of the Zoning Ordinance, subject to approval by the City Council following a recommendation by the Planning Commission and subject to the following conditions per Section 138-1306[d]:

1. *Will promote the intent and purpose of this ordinance.*
 - Places of worship are permitted in all City zoning districts and the church received Conditional Land Use Approval in the seventies. Therefore, the addition to the church is consistent with the intent and purpose of the Zoning Ordinance in general, and of Section 138-1337 in particular.
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.*
 - The church addition will have materials to match the existing building. Additional landscaping is proposed around the church addition. The C-1 district has commercial buildings along Auburn Road, and the one-story church addition should be harmonious and appropriate in the area.
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.*
 - The development is adequately served by essential public facilities and services and additional public facilities at public cost will not be necessary.
4. *Will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.*
 - The addition will not appear to be, after meeting any conditions of approval, detrimental, hazardous, or unreasonably disturbing to existing land uses, persons, property, or the public welfare. The height of the proposed building is 15' 10" and the parking lots are on the sidestreets, to help with traffic flow on Auburn. The existing neighborhoods should not see a significant increase in the church's activity.
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.*

- The development will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community. All utilities are existing, and the detention has been designed to accommodate the site.

If the Planning Commission feels that the proposed architecture and materials are compatible, harmonious, and appropriate in appearance with the existing character of the general vicinity and adjacent uses of land, **staff recommends approval of the following motion relative to City File No. 72-200.2 (Gesthemane Lutheran Church):**

Revised Conditional Land Use:

MOTION by _____, seconded by _____, in the matter of City File No. 72-200.2 (Gesthemane Lutheran Church Addition), the Planning Commission **recommends** to City Council **Revised Conditional Land Use Approval**, based on plans dated received by the Planning Department on April 26, 2007 with the following findings and subject to the following condition.

Findings:

1. Places of Worship are permitted in any zoning district; the addition is consistent with the intent and purpose of the Zoning Ordinance in general, and of Section 138-1337 in particular.
2. The proposed addition to the Gethsemane Lutheran Church is designed and will be constructed, operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing character of the general vicinity, the capacity of public services and existing facility affected by the use, and the community as a whole.
3. The site is currently developed and minimal grading will occur. The church addition should provide minimal traffic aspects.
4. The proposed development will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, and refuse disposal.
5. The proposed church addition has been designed so as to not be detrimental, hazardous, or unreasonably disturbing to existing land uses, persons, property, or the public welfare.
6. The proposed church addition 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 by _____, seconded by _____, in the matter of City File No. 72-200.2 (Gethsemane Lutheran Church Addition), the Planning Commission **approves** the **Revised Site Plan**, based on plans dated received by the Planning Department on April 26, 2007, with the following findings and subject to the following 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 size of the addition should not have a detrimental increase in traffic.
3. Off-street parking areas are designed to avoid common traffic problems and promote safety.
4. The proposed development should not have an unreasonably detrimental nor an injurious effect upon the natural characteristics and features of the site or those of the surrounding area.
5. The addition will help meet the growing needs of the Gethsemane Lutheran community.

Conditions:

1. Revised Conditional Land Use approval by City Council.
2. That the applicant obtains a Soil Erosion Permit and Sanitary Sewer Construction Permit from the Oakland County Drain Commission prior to Construction Plan approval .
3. During construction plan preparation, the condition of the existing pond and its performance under current conditions shall be evaluated and approved prior to Construction Plan Approval.
4. That a Land Improvement Permit shall be required from the City's Engineering Services Department prior to work on the site.
5. That tree protective fencing be installed, inspected and approved by the City's Landscape Architect, prior to issuance of a Land Improvement Permit.
6. That the applicant submit a Landscape Performance and Maintenance Guarantee in the amount of \$5,458.00 for a period of two growing seasons, to be adjusted by Staff if necessary, prior to issuance of a Land Improvement Permit.

7. That comments from the Building Department memo dated May 3, 2007 be addressed prior to Building Plan Approval.

THANK YOU

Reference: Plans dated received by the Planning Department 04/26/07 - Site Plan, Sheet CO.1, Landscape Plan, Sheet CO.2 and Topographical Survey, Sheet CO.3, prepared by Spalding DeDecker Associates, Inc.; Floor Plan and Building Elevations, Sheets A-101, A-201 and A-202, prepared by Derrick J. Mroz Architects, LLC.

Attachments: Letter from Rev. Fischer, dated 02/27/07; Building Department memo dated 05/03/07; Fire Department memo dated 02/05/07; Planning Department memo dated 11/18/06; HRC Letter dated 02/07/07; Parks and Forestry memo dated 11/20/06; Assessing Department memo dated 02/21/06; Oakland County Drain Commissioner Letter dated 02/08/06; Public Hearing Notice for CLU; EIS dated received 01/30/06; and Development Application dated 01/30/06.
