



# Rochester Hills

## Agenda Report

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**File Number: 2007-0076**

**File Number:** 2007-0076      **File Type:** Project      **Status:** To Council  
**Version:** 2      **Reference:** 72-200.2      **Controlling Body:** City Council  
Regular Meeting  
**Requester:** Planning/Development      **Cost:**      **Introduced:** 01/24/2007  
**File Name:** Gethsemene Lutheran Church Addition      **Final Action:**

**Title:** Request for Approval of Conditional Land Use - Gethsemene Lutheran Church Addition, a 4,150 square-foot, one-story addition to the existing 5,632 square-foot church building, and other site improvements, located on 2.19 acres on the south side of Auburn, west of Dequindre zoned C-1, Commercial Improvement, and R-4, One Family Residential, Gethsemene Lutheran Church, applicant.

**Notes:** Pastor Fischer  
City File No. 72-200.2  
Parcel Nos. 15-36-228-054, -063 and -067,

**Code Sections:**      **Agenda Date:**  
**Indexes:** Conditional Land Use      **Agenda Number:**  
**Sponsors:**      **Enactment Date:**  
**Attachments:** Agenda Summary.pdf, Map.pdf, Staff Report.pdf, Site Plans.pdf, Resolution.pdf      **Enactment Number:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	06/05/2007	Recommended for Approval	City Council Regular Meeting			Pass

### Text of Legislative File 2007-0076

..Title

Request for Approval of Conditional Land Use - Gethsemene Lutheran Church Addition, a 4,150 square-foot, one-story addition to the existing 5,632 square-foot church building, and other site improvements, located on 2.19 acres on the south side of Auburn, west of Dequindre zoned C-1, Commercial Improvement, and R-4, One Family Residential, Gethsemene Lutheran Church, applicant.

..Body

Resolved, that the Rochester Hills City Council hereby approves the Conditional Land Use - City File No. 72-200.2 - Gethsemene Lutheran Church, to add a 4,150 square-foot addition to the existing 5,632 square-foot church building and other site improvements, located on 2.19 acres on the south side of Auburn, west of Dequindre, zoned C-1, Commercial Improvement and R-4, One Family Residential,

Parcel Nos. 15-36-228-054, -063 and -067 based on plans dated received by the Planning and Development Department dated April 12, 2007, with the following findings.

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.