



Rochester Hills

Agenda Report

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File Number: 2007-0422

File Number: 2007-0422 **File Type:** Project **Status:** In Council
Version: 2 **Reference:** 05-039 **Controlling Body:** City Council
Regular Meeting
Requester: Planning/Development **Cost:** **Introduced:** 06/27/2007
File Name: Faith Evangelical Presbyterian Church **Final Action:**

Title: Request for Approval of Conditional Land Use - Faith Evangelical Presbyterian Church, a proposed 24,640 square-foot church on approximately seven acres, located on the north side of Hamlin, west of Rochester Road, zoned R-3, One Family Residential, Scott Barnes, Merritt, McPherson, Cieslak, P.C., applicant.

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Code Sections: **Agenda Date:**
Indexes: Conditional Land Use **Agenda Number:**
Sponsors: **Enactment Date:**
Attachments: Agenda Summary.pdf, Map.pdf, Site Plans.pdf, Staff
Report 080707.pdf, PC Minutes 080707.pdf, PC
Minutes 032007.pdf **Enactment Number:**

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	08/07/2007	Recommended for Approval	City Council Work Session			Pass
2	City Council Work Session	09/19/2007	Discussed				

Text of Legislative File 2007-0422

..Title

Request for Approval of Conditional Land Use - Faith Evangelical Presbyterian Church, a proposed 24,640 square-foot church on approximately seven acres, located on the north side of Hamlin, west of Rochester Road, zoned R-3, One Family Residential, Scott Barnes, Merritt, McPherson, Cieslak, P.C., applicant.

..Body

Resolved, that the Rochester Hills City Council hereby approves a Conditional Land Use for Faith Evangelical Presbyterian Church, City File No. 05-039, for a 24,640 square-foot church facility on 7.3 acres on Hamlin Road, east of Livernois, zoned R-3, One Family Residential, Parcel No. 15-22-451-034, based on plans dated received by the Planning Department on July 13, 2007 with the following five (5) 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 church building 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 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.
4. The proposed church has been designed so as to not be detrimental, hazardous, or unreasonably disturbing to existing land uses, persons, property, or the public welfare.
5. The proposed church will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.