

Resolved, that the Rochester Hills City Council hereby approves the Final Plat for Ingram Acres Subdivision (City File #92-347). Property is identified as Parcel No. 15-33-426-013 and Zoned R-4, One Family Residential.

**Ayes: deCaussin, Dalton, Gaber, Golden, Somerville
Nays: None
Absent: Hill, Robbins
CARRIED**

MOTION

(Enter Hill 8:16 p.m.)

8c. Request for Special Land Use Approval - Rochester First Church of the Nazarene, a 22,986 square foot church on 4.14 acres, located on the south side of Walton Boulevard, east of Wimpole, Zoned R-1, One Family Residential; CASCO Corporation, Applicant (Council received copy of memo dated June 18, 1998, from Patricia A. Goodwin, Director, Planning Department with attachments)

Rev. Larry Crum from Rochester First Church of the Nazarene and Mr. David A. Koppelman, AIA from KSA appeared before Council to make a presentation and participate in a discussion. Topics addressed included:

- **Neighborhood Impact**
- **Drainage Plan**
- **Buffer and Berm**
- **Existing Vegetation**
- **Lighting**
- **Trash Compactor**

Mr. Chris Boyle, 1692 Black Maple, expressed concern that a 3-ft high berm would not be adequate to shield the neighborhood and the position of the lighting may illuminate his property.

Mr. Bob Peters, 177 Nesbit, stated his property is the largest and lowest parcel abutting the rear property line and expressed concern regarding water drainage onto his property.

Mr. Lee Zendel, 1575 Dutton Road, expressed concern with storm water retention.

Following the discussion, Council Members concurred to add Finding #5 and

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Condition #2 to the Resolution.

Resolution 1998-0286

MOTION by Gaber, seconded by Hill,

***Resolved*, that the City Council hereby grants a Special Land Use Approval for Rochester First Church of the Nazarene (City File No. 98-014). Property is identified as Parcel No. 15-16-102-002, Zoned R-1, One Family Residential.**

FINDINGS:

- 1. The proposed church promotes the purpose and intent of the zoning ordinance based on the submitted concept plan. The concept plan indicates that the church site can be designed in a manner to meet the spirit and intent of the Master Plan, Zoning Ordinance, and City Engineering standards.**
- 2. The church has been designed to complement the adjacent residential neighborhoods. Its hours of operation are not expected to conflict with the residential activities of the immediate neighborhoods. Thus, it seems the church can be operated and maintained so as to be compatible and harmonious with the adjacent subdivisions.**
- 3. Sufficient capacities of public facilities currently exist to service the proposed church. Additional public facilities at public cost will not be necessary.**
- 4. It is not believed that the proposed church will negatively impact the surrounding properties. The use and enjoyment of neighboring homes will not be diminished due to the proposed landscaping and buffering, building design and deep setbacks of the church.**
- 5. The following conditions to be imposed on this use are imposed to insure the harmony of the property with adjacent land uses. Compatibility with the adjacent land use as relative to, avoidance of storm water runoff to adjacent properties and improve screening.**

CONDITIONS:

- 1. The site plan shall be consistent with the concept plan and concept architectural drawing dated received by the Planning Department on**

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April 17, 1998.

2. The site shall have a Type B buffer along the entire rear property line subject to modification by the Planning Commission where it believes that this buffer requirement does not serve the purpose of a buffer as set forth in the ordinance, this buffer shall consist of a berm a minimum of three feet in height.

Ayes: deCaussin, Dalton, Gaber, Golden, Hill, Somerville
Nays: None
Absent: Robbins

MOTION CARRIED

9. PUBLIC COMMENTS

Ms. Linda Raschke, 1599 Dutton Road, distributed copies of a Fire Department Daily Activity Log dated June 22, 1998 (obtained through Freedom of Information Act) to Council Members. Ms. Raschke expressed concern with response times, and the possibility of a manpower shortage during July 4th weekend; she also requested full time paid professional fire fighters be on duty 24 hours/day.

Mr. Lee Zendel , (address previously given), expressed concern that fire/emergency protection from 6:00 p.m. until 6:00 a.m. is provided by volunteer fire fighters and noted their 35% minimum basic response requirement. He also stated sheriff deputies are receiving training in AED, but not MFR.

(Recess 9:05 p.m. - 9:20 p.m.)
(Enter Robbins 9:10 p.m.)

10. REPORTS AND COMMUNICATIONS

- 10a. Appointments to Historic Districts Commission - to fill two (2) vacancies created by the resignation of Christian W. Fabian - term ending December 31, 2000 and by the appointment of Lois Golden to City Council District #2 Representative - term ending December 31, 1999 (Council received copy of memo dated June 23, 1998, from Susan Galeczka, Clerk's Office, with attachments)

President deCaussin read into the Record a letter from Mr. David Cockey, nominee, requesting that his name be withdrawn from nomination due to another commitment.

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