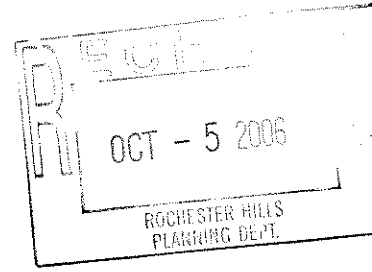


October 4, 2006

Mr. Derek Delacourt, Planner  
 Department of Planning  
 City of Rochester Hills  
 1000 Rochester Hills Drive  
 Rochester Hills, MI 48309-3033



**Subject:** File No. 05-015; Sikh Gurdwara Temple

**Review:** Conditional Land Use Review #1

**Plans dated:** August 4, 2006

**Applicant:** Sikh Gurdwara

Dear Mr. Delacourt:

At your request, we have reviewed the above referenced revised proposal for the construction of a place of worship and community center. The subject site has a gross area of 4.51 acres and is located on the south side of Auburn Road between Livernois and Rochester Roads (the site is located at the southeast corner of Norton Lawn Road and Auburn Road). The subject site and all surrounding land is zoned R-3, one-family residential.

235 East Main Street  
 Suite 105  
 Northville, MI 48167  
**TEL** 248-596-0920  
**FAX** 248-596-0930

Places of worship may be permitted in the R-3 district per §138-1337, subject to conditional land use approval by the City Council following a recommendation by the Planning Commission. Our comments relative to site plan approval have been provided under separate cover.

151 South Rose Street  
 Suite 920  
 Kalamazoo, MI 49007  
**TEL** 269-382-4443  
**FAX** 269-382-4540

We have reviewed the proposed conditional land use request for conformance to the Zoning Ordinance and sound planning and design principles and offer the following comments for your consideration.

**COMMENTS**

- Surrounding Conditions.** Uses and zoning abutting the subject site are as follows:

Direction	Existing Land Use	Zoning
North	Single Family Residential	R-3
South	Single Family Residential	R-3
East	Single Family Residential	R-3
West	Single Family Residential	R-3

10 West Streetsboro Street  
 Suite 204  
 Hudson, OH 44236  
**TEL** 330-528-3342  
**FAX** 330-342-5699

**TOLLFREE** 888-226-4326  
**WEB** www.mcka.com



ੴ ਸਿਗੁਰ ਪ੍ਰਸਾਦਿ ॥

6780 Old Orion Ct, Rochester Hills, Michigan 48306  
Telephone: (248) 651-1139

Michigan Ecclesiastical Corp (Church) [CID # 712671]  
IRS Tax-Exempt Corp. [Taxpayer ID # 38-3051161]

**SIKH Americans Join All Americans in Prayer**



**Sikh Community in Oakland County, Michigan**

Sikhs in the Michigan have established a thriving community in the United States and continue to make significant contributions to American society as physicians, high-tech professionals, engineers, academics, entrepreneurs, cab drivers and convenience store workers. They are amongst the most hard-working, educated and prosperous groups of Americans.

**Current Church / Gurdwara location in Rochester Hills**

Currently we are holding our services at the following location:  
6780 Orion Ct.  
Rochester Hills, MI-48309

**How long at current location**

10 Years

## Excellent Record

Sikhs have excellent record at current location: no incidents / complaint reported to the police or to the city office by the neighbors till date and have good relationship with neighbors and communities.

## Membership

Membership is made of law abiding citizens fully aware of their duties towards America, living and enjoying American dream.

Members live in City of Rochester Hills, Rochester, Troy, Sterling Heights, Shelby Township, Utica, and Oakland Township.

Professional background: Doctors, Engineers, Accountants, Technicians, Sales Persons, Pharmacists, Teachers etc.

There are approximately 150 families, on average only 50 to 60 percent attends on regular basis.

Sikh families are much disciplined and love to participate in charitable causes

## Membership attendance chart

Days	Event	Average # of Cars	Average # of Members	Start Time	End Time
Friday	Service	30	100	6:30 PM	9:00 PM
Saturday	Children's Class	10	30	3:00 PM	5:00 PM
Sunday	Service	60	200	10:00 AM	1:00 PM

## Sikh Origin

The Sikh religion was revealed as a unique faith in the sixteenth century. The belief in one God and the universal brotherhood of mankind was inducted into a society when rituals and superstitions were synonymous to religion. In times when gender and caste bias were prevalent, Sikhism spread the message of equality. Men and women were treated as equals allowing them to share the same opportunities in society. Hence Love replaced the language of fear, which was the basis of superstition, blind rituals, discrimination based on caste, race, gender, and/or ethnicity. Sikhism is one of the youngest religions in the world. There are 24 millions Sikhs worldwide. Sikhism is the way of life for all times as its tenets center on the absolute.

## **Sikh Philosophy**

The Sikh philosophy is revealed in the Guru Granth Sahib, a compilation of Sikh Holy Scriptures, which was completed in 1604. It is the eternal Guru or Teacher of the Sikhs. Its 1430 pages contain contemporaneous compositions of 6 Sikh Gurus as well as verses revealed by saints and sages of many religions. It is written in a poetic style, which uses rhythms, symbolism and metaphors to engage the heart body and soul of the faithful. Sikh philosophy espouses many rights, which have only recently been recognized in Western democracies: for example, gender and racial equality and environmental protection.

Basic beliefs of Sikhs are:

- ***Meditation on Naam- the Absolute truth***
- ***Honest earning and living***
- ***Sharing and caring with all***
- ***Sikhism does not recognize racial, class, caste, or other earthly distinctions.***
- ***Sikhism recognizes the complete equality between women and men in all spheres of life: political, social, and religious.***

## **Sikh Way of Life**

A Sikh is a disciple of the True (Absolute) Guru. A Guru is an exalted master who shows the way to enlightenment and union with God. A Sikh submits to the Will of God and seeks the company of the enlightened to help him remain True to the teachings of his Guru. A Sikh contemplates on the eternal soul of God through Gurbani (Guru's Word) and sings verses from Guru Granth Sahib (Sikh Holy Scriptures) in praise of God.

A Sikh maintains long unshorn hair (Kesh) as an act of commitment and an acceptance of God's Will. Sikh men and women wear a Turban as a 'Crown' gift from their Guru. The Amrit ceremony (Baptism) bestows 5 articles of faith on a Sikh as a gift from the Guru:

- ***Kesh - Long unshorn Hair***
- ***Kangha - Comb to keep hair groomed and tangle-free***
- ***Kara - Iron bangle reminding one of the unbroken circle of Truth***
- ***Kachhera - Under-pants for practicing self control and chastity***
- ***Kirpan - sword for upholding dignity and freedom from oppression.***

## **Langar – Community Kitchen**

Guru Nanak (1469-1538), the first Sikh Guru started the concept of 'Langar' or community kitchen. Guru Amardas, the third Sikh Guru, institutionalized this

concept of sharing and caring. It is a process where Sikhs share their honest earnings to provide food for everyone - rich and poor, high and low, bringing all under the one umbrella of equality. This is an important and integral part of a Gurdwara (Sikh place of worship).

Gurdwara Sahib - the holy Sikh Shrine where equality and love is personified. Within the premises, Langar is also served to thousands of pilgrimages each day.

2. **General Requirements for Conditional Land Uses (§ 138-1306).** The following requirements and standards shall be followed for all conditional land use approvals required by the Zoning Ordinance:
- a. *Will promote the intent and purpose of this ordinance* – The purpose and intent of the Zoning Ordinance, in part, is to provide for the orderly arrangement of land uses within the City by protecting and conserving the residential, commercial, industrial and other use areas of the community. Provided all of the issues identified in our site plan review correspondence have been met, we believe the proposed use will promote the intent and purpose of the Ordinance.
  - b. *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* – In order to ensure that the proposed use is compatible with the existing character of the general area, to buffer the view of parked cars from adjacent residential areas, and to prevent automobile headlights from shining onto adjacent residential property and Norton Lawn Road, we recommend that additional understory screening landscaping be provided along the west property line between the parking lot and Norton Lawn Road. The understory landscaping should consist of closely spaced evergreen shrubs planted not more than 30 inches on center and with a minimum height and spread of 24 inches at planting. These shrubs will provide year-round screening for the parking lot from Norton Lawn Road.
  - c. *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* - Pending approval by City departments of the site plan submitted in conjunction with this application, it appears that the subject site will be served adequately by all essential public facilities and services.
  - d. *Will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare* – Provided all of the issues identified in our site plan review correspondence are adequately addressed we do not anticipate the proposed use being detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.
  - e. *Will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community* - We do not anticipate that the proposed use will create any additional requirements at the public cost.

## RECOMMENDATION

We recommend that the Planning Commission recommend approval the above referenced conditional land use request, subject to the following conditions:

1. Provision of evergreen shrubs sufficient to form a hedge in addition to the currently proposed deciduous trees along the west property line, as noted in Comment 2(b), above.
2. Submission of a revised and dated site plan that addresses all of the issues identified in our site plan review letter under separate cover.
3. Approval of all applicable City Departments.

Respectfully submitted,

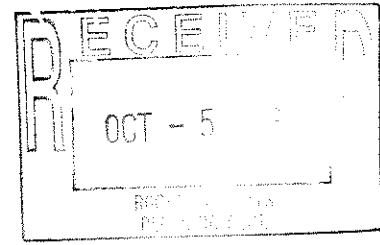
**McKENNA ASSOCIATES, INCORPORATED**

A handwritten signature in black ink, appearing to read "James Breuckman", with a long horizontal line extending to the right.

James Breuckman, AICP  
Principal Planner

October 4, 2006

Mr. Derek Delacourt, Planner  
Department of Planning  
City of Rochester Hills  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309-3033



**Subject:** File No. 05-015; Sikh Gurdwara Temple

**Review:** Site Plan Review #1

**Plans dated:** August 4, 2006

**Applicant:** Sikh Gurdwara

Dear Mr. Delacourt:

At your request, we have reviewed the above referenced revised proposal for the construction of a place of worship and community center. The subject site has a gross area of 4.51 acres and is located on the south side of Auburn Road between Livernois and Rochester Roads (the site is located at the southeast corner of Norton Lawn Road and Auburn Road). The subject site and all surrounding land is zoned R-3, one-family residential.

235 East Main Street  
Suite 105  
Northville, MI 48167  
TEL 248-596-0920  
FAX 248-596-0930

We have reviewed the proposed site plan for conformance to the Zoning Ordinance and sound planning and design principles and offer the following comments for your consideration:

**COMMENTS**

- 1. **Zoning, Site Layout and Design.** Places of worship may be permitted in any zoning district per §138-1337 of the Zoning Ordinance, subject to conditional land use approval by the City Council following a recommendation by the Planning Commission. Our comments relative to conditional land use approval have been provided under separate cover.

The proposed site layout conforms to the area, height and bulk requirements for a place of worship in the R-3 District. The top of the proposed tower/dome structure at the front of the temple will be elevated 52 feet above grade level on the rear elevation, and 47 feet above grade level on the front elevation, which exceeds the maximum 25 foot height requirement in the R-3 district. Places of worship may exceed the maximum height requirement provided that an additional foot of setback is provided for each foot the building exceeds the height requirement.

151 South Rose Street  
Suite 920  
Kalamazoo, MI 49007  
TEL 269-382-4443  
FAX 269-382-4540

30 East Mulberry Street  
Suite A  
Lebanon, OH 45036  
TEL 513-934-2345  
FAX 513-934-2809

10 West Streetsboro Street  
Suite 204  
Hudson, OH 44236  
TEL 330-528-3342  
FAX 330-342-5699

TOLLFREE 888-226-4326  
WEB www.mcka.com



The proposed building exceeds the height requirement by 27 feet, so an additional 27 feet of setback must be provided on all sides of the building. The required and proposed setbacks are summarized as follows:

<u>Setback</u>	<u>Required by Section 138-1111</u>	<u>Required for Additional Height</u>	<u>Total Setback Required</u>	<u>Proposed</u>
Front	30 feet	+ 27 feet	= 57 feet	88 feet
Side (east)	10 feet	+ 27 feet	= 37 feet	101.7 feet
Side (west)	10 feet	+ 27 feet	= 37 feet	249.1 feet
Rear	35 feet	+ 27 feet	= 62 feet	97.7 feet

Sufficient setbacks have been provided to permit the additional building height.

2. **Off-Street Parking (§ 138-1266).** The minimum required parking for places of worship is one (1) parking space for each three (3) seats or 6 feet of pew in the main unit of worship. Required parking is as follows:

$$300 \text{ seats} / 3 = 100 \text{ required spaces}$$

The proposed plan includes a total of 101 parking spaces, so the plan meets the minimum parking requirement if the maximum capacity number is accurate. The applicant should provide information regarding how the maximum occupancy of 300 persons was determined in order to verify that the parking requirement is accurate.

3. **Landscaping, Screening and Buffering Requirements (§ 138-1216, 138-1217, and 138-121).** A Type "B" buffer is required along the site's east, and south property lines, while a Type "C" buffer is required along the site's west property line because the property abuts a road to the west. No improvements are permitted within the required buffer areas unless the Planning Commission approves a buffer modification. It is our understanding that City Staff has reviewed the proposed landscape plan for compliance with the standards of the Zoning Ordinance and is recommending approval.
4. **Exterior Lighting (§138-1068 and 138-1070).** The Zoning Ordinance requires that exterior lighting must be installed so that the source of light will not be visible from any residential dwelling and will be arranged as much as possible to reflect light away from residential use. In no case shall more than one (1) footcandle of light cross a lot line five (5) feet above the ground into a residential district.

A photometric plan has been submitted showing the proposed location of pole-mounted light fixtures on the site. The proposed light intensities are within Ordinance limits and appear reasonable for parking lot illumination purposes.

The applicant must submit cut sheets for the wall-mounted lights. All wall-mounted light fixtures must be fully shielded and downward directed; oblique lenses are not permitted.

5. **Environmental Impact Statement (§ 138-142).** An Environmental Impact Statement (EIS) meeting all requirements of the Zoning Ordinance and conforming to the City's

“Guidelines for an Environmental Impact Statement” is required. The applicant has submitted the required EIS meeting all of the City’s guidelines.

6. **Screen Wall.** The applicant is proposing a retaining/screen wall along the floodplain elevation to the south of the building. Sheet C-06 shows a 5-foot tall chain link fence atop the concrete retaining wall, while the landscape plan indicates a masonry screen wall will be provided. The chain link fence should be replaced with a decorative masonry screen wall, consistent with the landscape plan. The detail on Sheet C-06 should be revised accordingly.

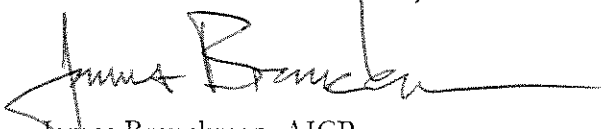
## RECOMMENDATION

We recommend that the Planning Commission approve the above referenced site plan, subject to the following conditions being addressed on a revised and dated site plan submitted for administrative approval:

1. City Council approval of the required conditional land use.
2. Verification of the maximum occupancy of the building, as noted in Comment 2, above.
3. Approval of the proposed landscape, screening and buffering by the City’s Landscape Architect, as noted in Comment 3, above.
4. Submittal of cut sheets for the wall mounted light fixtures, as noted in Comment 4, above.
5. Provision of a decorative masonry screen wall in place of the chain link fence, as noted in Comment 6, above.

Respectfully submitted,

**McKENNA ASSOCIATES, INCORPORATED**



James Breuckman, AICP  
Principal Planner

CITY OF ROCHESTER HILLS

**B**uilding  
Department

Dick Lange, P.E. Bldg. Insp./Plan Reviewer  
Mark McLocklin, Ordinance Services

DATE: September 19, 2006

TO: Derek Delacourt, Planning

RE: Sikh Gurdwara Temple Rev #6  
City File #05-015

Sidwell #15-34-226-034

The site plan review for Sikh Gurdwara Temple, City File #05-015, was based on the following drawings and information submitted:

Sheet No. C-0, A-1, A-2, C-01 thru C-06, L-01, LP-1, LP-2, IR-1

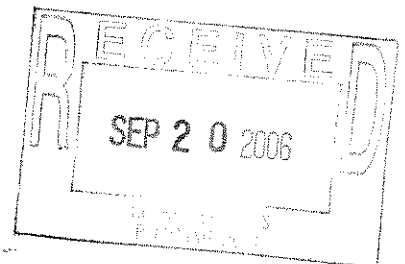
*D.L.*

Building code comments: Dick Lange

References are based on the Michigan Building Code 2003.

1. Revise the note on Detail #2 (Sheet C-03) to read "MBC 1010.9.1" (not IBC 1010.9.1).
2. A walking surface on Detail #1 (Sheet C-03) is shown with a running slope of 5.63%. Walking surfaces that are part of an accessible route shall not be steeper than 1:20 or 5% per ICC/ANSI A117.1-1998, Section 403.3. Walking surfaces on accessible routes with a running slope greater than 1:20 are ramps and shall comply with ICC/ANSI A117.1-1998, Section 405. Revise the plans to comply.

Ordinance comments: Mark McLocklin *mm*  
No comments.



CITY OF ROCHESTER HILLS

**F**ire  
Department

DATE: September 18, 2006

TO: Planning Department

RE: Sikh Gurdwara Temple

William Cooke, Ext. 2703

FILE NO: 05-015    REVIEW NO: 6

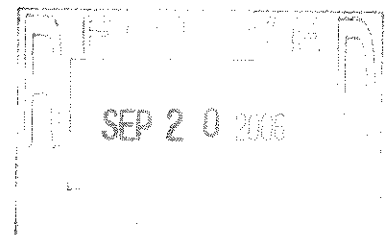
APPROVED \_\_\_\_\_

DISAPPROVED   X  

1. Properly label FDC on **Site Plan** Drawing, No. C-02.

William Cooke  
Fire Inspector

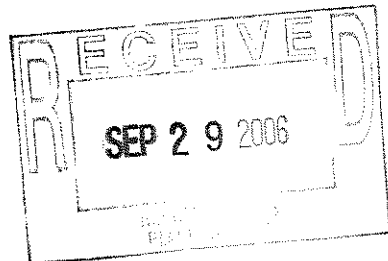
I:\Fir\Site\Sikh Gurdwara Temple 2006.6



CITY OF ROCHESTER HILLS

**P**lanning and  
Development

DATE: September 26, 2006  
TO: Derek Delacourt  
Deputy Director  
Planning & Development  
RE: Sikh Gurdwara Temple  
6th Landscape Review  
City File #05-015  
FROM: Carla J. Dinkins  
Landscape Architect  
Planning & Development



---

For this review I have reviewed the following documents:

- C-0 Cover Sheet, stamped dated received in our office September 5, 2006
- C-01 Topographical Plan, dated last revised March 10, 2006 (no change)
- C-02 Site Plan, dated last revised March 10, 2006 (no change)
- C-03 Grading Plan, dated last revised March 10, 2006 (no change)
- C-04 Drainage Area Plan, dated last revised March 10, 2006 (no change)
- C-05 Utility Plan, dated last revised March 10, 2006 (no change)
- C-06 Approach Detail, dated last revised March 10, 2006 (no change)
- Sheet LP-1 Landscaping Planting Plan, dated last revised August 22, 2006
- Sheet LP-2 Landscape Notes and Details, dated last revised June 26, 2006

Please note that my review of these documents is for landscaping, tree preservation and irrigation related issues only.

**My review and comments are as follows:**

**Tree removal and replacement status:**

**Requirement:**

- The Tree Conservation Ordinance (TCO) does not regulate this site.

**Status:**

- Only 2 or 3 small trees are proposed to be removed from the site. While the Developer is not proposing to replace these trees, due to buffering requirements the site will be heavily treed.

**Parking lot island planter requirements and status:**

**Requirement:**

- 103 parking stalls require 1,650 square feet of parking lot planter islands and 6-island planter trees are required.

**Status:**

- 2,256 Square feet of parking lot planter islands are being provided with 7 planter island trees being provided. This meets and exceeds the requirements of the Zoning Ordinance.

**Buffer requirements and status:**

**Requirement:**

- A type "B" buffer is required along both the southern and eastern limits of the development. A type "B" buffer requires a width of 25' a 6' high opaque screen wall/fence and tree planting sufficient to meet the requirement of the Intermittent Visual Obstruction (IVO).
- A type "C" buffer is required along both the western and northern limit of the development. A type "C" buffer requires a width of 10' feet and tree planting sufficient to meet the IVO.

**Status:**

- All the requirements of the type B" buffer have been met along both the southern and eastern limits of the development.
- All the requirements of the type "C" buffer have been met along both the western and northern limits of the development (please note comment below pertaining to the Wolf Drain Easement below).

**With the exception of the following conditions, all concerns and comments of my previous review dated July 28, 2006 have been addressed. The following issues must be addressed prior to final site plan approval and issuing the Land Improvement Permit:**

1. Prior to issuing the Land Improvement Permit for this development the Tree Protective Fencing must be installed, inspected and approved by the City of Rochester Hill's Landscape Architect.
2. Prior to issuing the Land Improvement Permit for this development the following Performance Bonds must be posted:

Island trees and shrubs (all other landscaping)	\$ 9,995.00
Buffer trees and shrubs	79,330.00
Total	<u>\$89,325.00</u>

CITY OF ROCHESTER HILLS

**P**ublic  
Services

DATE: June 15, 2006

TO: Derek Delacourt  
Deputy Planning Director

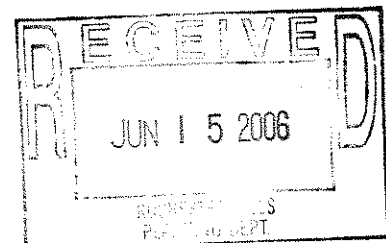
Tracey A. Balint, P.E. *JAB*  
Project Engineer

RE: **Sikh Gurdwara Temple  
Fourth Site Plan Review  
City File #05-015, Section 34**

Engineering Services has reviewed the above referenced project, received by the Department of Public Service on June 1, 2006. The plans are recommended for approval.

Please advise the applicant that detailed engineering drawings must be submitted and approved by Engineering Services, and that the applicant must also secure a Land Improvement Permit from Engineering Services prior to doing any work on site.

c: Paul M. Davis, P.E., City Engineer  
Roger P. Moore, P.S., Professional Land Surveyor  
Paul G. Shumejko, P.E., PTOE, Transportation Engineer  
Sheryl McIsaac, Office Coordinator  
Beverly Post, Engineering Aide  
File





January 4, 2006

Mr. Derek Delacourt  
Department of Planning  
City of Rochester Hills  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309-3033

**Subject: File No. 05-015 Sikh Gurdwara Temple  
Wetland Use Permit Review #2  
Revised site plans received by the City of Rochester Hills on  
December 22, 2005.**

**Applicant: Sikh Gurdwara**

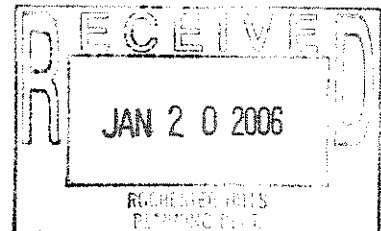
Dear Mr. Delacourt:

The above referenced project proposes to construct a two-story religious center building on an approximately 4.5-acre parcel. The site is located on the south side of Auburn Road, east of Livernois Road, and west of Rochester Road. The subject site includes one wetland/watercourse regulated by the DEQ and City of Rochester Hills.

ASTI has reviewed the site plans received by the City on December 22, 2005 (current plans) for conformance to the Wetland and Watercourse Protection Ordinance and the Natural Features Setback Ordinance. ASTI offers the following comments for your consideration.

## COMMENTS

1. **Applicability of Chapter (§126-500).** The Wetland and Watercourse Protection Ordinance is applicable to the subject site because the subject site is not included within a site plan which has received final approval, or a preliminary subdivision plat which received approval prior to January 17, 1990, which approval remains in effect and in good standing and the proposed activity has not been previously authorized.



Mr. Derek Delacourt/City of Rochester Hills  
City File 05-015 Sikh Gurdwara Temple Wetland Use Permit Review #2  
January 4, 2005 - Page 2

2. **Wetland and Watercourse Determinations (§126-531).** This Section lists specific requirements for completion of a Wetland and Watercourse Boundary Determination.
  - a. This review has been undertaken in the context of a valid Wetland and Watercourse Boundary Determination previously completed by ASTI for the subject property as stated in the ASTI Wetland and Watercourse Boundary Determination #1 letter (ASTI letter) dated May 18, 2005. The on-site regulated wetland/watercourse (Wetland A) is shown on the current plans to ASTI's satisfaction.
  
3. **Wetland Use Permit Required (§126-561).** This Section establishes general parameters for activity requiring permits, as well as limitations on nonconforming activity. This review has been undertaken in the context of those general parameters.
  - a. No regulated wetland or watercourse impacts are shown on the current plans.
  
4. **Floodplain Use Permit Required (§114-156).** This Section establishes general parameters for activity requiring permits, as well as limitations on nonconforming activity. This review has been undertaken in the context of those general parameters.
  - a. The plans received by the City on August 26, 2005 suggested approximately 50 to 150 linear feet of floodplain would possibly be impacted from the construction of the proposed parking lot/paved area located to the southwest, south, and southeast of the proposed building. ASTI recommended the parking lot be designed completely outside the floodplain. The current plans depict the parking lot completely outside of the floodplain. This is to ASTI's satisfaction.
  
5. **Application for Use Permit (§126-564).** This Section lists specific requirements for Wetland Use Permit applications. The following items must be addressed on a revised and dated Wetland Use Permit application and additional documentation submitted for further review:
  - a. No DEQ or City wetland permits are required for the current plans.

Mr. Derek Delacourt/City of Rochester Hills  
City File 05-015 Sikh Gurdwara Temple Wetland Use Permit Review #2  
January 4, 2005 - Page 3

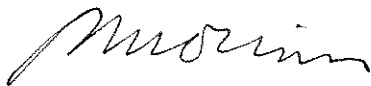
6. **Natural Features Setback (§21.23).** This Section establishes the general requirements for natural features setbacks and the review criteria for setback reductions and modifications.
- a. The Natural Features Setback area on the current plans is labeled as “25 FT BUFFER LINE FOR WETLANDS”. This should be labeled “Natural Features Setback” on revised plans.

## RECOMMENDATION

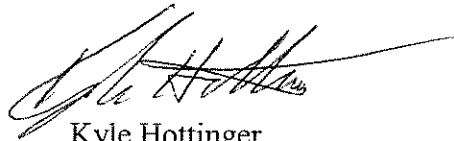
We recommend the Planning Commission approve the current plans under the condition that Comment 6.a is addressed on revised site plans.

Respectfully submitted,

**ASTI ENVIRONMENTAL**



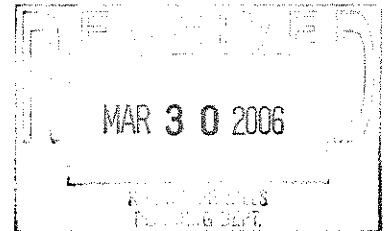
Peter G. Collins  
Vice President  
Professional Wetland Scientist #1031  
Certified Environmental Professional,  
Environmental Assessment #1021



Kyle Hottinger  
Wetland Ecologist

March 28, 2006

Mr. Derek Delacourt  
Department of Planning  
City of Rochester Hills  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309-3033



**Subject: File No. 05-015 Sikh Gurdwara Temple  
Wetland Use Permit Review #3  
Revised site plans received by the City of Rochester Hills on March  
17, 2006**

**Applicant: Sikh Gurdwara**

Dear Mr. Delacourt:

The above referenced project proposes to construct a two-story religious center building on an approximately 4.5-acre parcel. The site is located on the south side of Auburn Road, east of Livernois Road, and west of Rochester Road. The subject site includes one wetland/watercourse regulated by the DEQ and City of Rochester Hills.

ASTI has reviewed the site plans received by the City on March 17, 2006 (current plans) for conformance to the Wetland and Watercourse Protection Ordinance and the Natural Features Setback Ordinance. ASTI offers the following comments for your consideration.

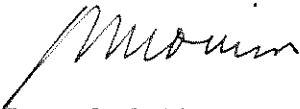
ASTI recommended approving the plans received by the City on December 22, 2005 in the ASTI Wetland Use Permit Review letter dated January 4, 2006 on the condition that the Natural Features Setback line is named "Natural Features Setback" and not "25 Foot Buffer Line for Wetlands." The current plans still depict the Natural Features Setback line labeled "25 Foot Buffer Line for Wetlands." ASTI still recommends approval of the current plans on the

Mr. Derek Delacourt/City of Rochester Hills  
City File 05-015 Sikh Gurdwara Temple Wetland Use Permit Review #3  
March 28, 2006 - Page 2

condition that revised plans depict the Natural Features Setback line labeled as “Natural Features Setback” and not 25 Foot Buffer Line for Wetlands.”

Respectfully submitted,

**ASTI ENVIRONMENTAL**



Peter G. Collins  
Vice President  
Professional Wetland Scientist #1031  
Certified Environmental Professional,  
Environmental Assessment #1021



Kyle Hottinger  
Wetland Ecologist

CITY OF ROCHESTER HILLS

# Parks and Forestry

Gerald Lee, Forestry Operations Manager  
Tom Fink, Forestry Ranger



DATE: June 9, 2006

TO: Derek Delacourt,  
Deputy Director - Planning

RE: Sikh Gurdwara Temple  
File #05-015

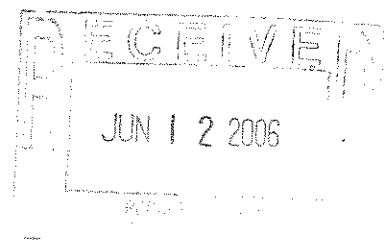
Forestry Comments pertain to right-of-way tree issues.

No additional comment at this time.

GL/TF/jmp

cc: Carla Dinkins, Landscape Architect

I:\Par\FOR\PLANNING\2006\SikhTemple 6-9-06.doc



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CITY OF ROCHESTER HILLS

**A**ssessing  
Department

Laurie Taylor, Chief Appraiser

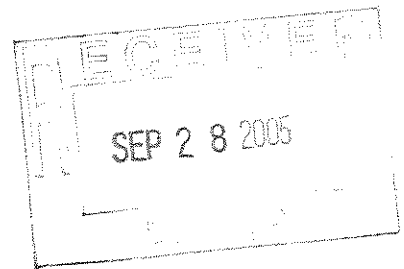
DATE: September 28, 2005

TO: Planning & Development

RE: 05-015; Sikh Gurdwara Temple

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No Comment.





OAKLAND COUNTY DRAIN COMMISSIONER  
John P. McCulloch

John P. McCulloch  
DRAIN COMMISSIONER  
OAKLAND COUNTY

Kevin R. Larsen  
CHIEF DEPUTY  
DRAIN COMMISSIONER

September 1, 2005

Deb Millhouse, Deputy Director  
Planning and Development Department  
City of Rochester Hills  
1000 Rochester Hills Drive  
Rochester Hills, Michigan 48309

Reference: **Proposed: Sikh Gurdwara**  
**Location: Part of the Northeast ¼ of Section 34, City of Rochester Hills**

To Whom It May Concern:

Our review indicates that the proposed project may involve the Wolf Drain, a legally established County Drain under the jurisdiction of this office. This office requests that two (2) sets of final construction plans be submitted to this office for this determination

Furthermore, permits, approvals or clearances from federal, state or local authorities, the public utilities and private property owners must be obtained as may be required.

Any proposed sanitary sewer construction will require that nine (9) sets of municipally approved plans for sanitary sewer be submitted to this office along with a Part 41, Act 51, PA 1994 (as amended) permit application to the attention of Mark Davis for review and transmittal to the Michigan Department of Environmental Quality. Permits for sanitary sewers are required.

Related earth disruption must conform to applicable requirements of Part 91, Soil Erosion and Sedimentation Control of the Natural Resource and Environmental Protection Act, Act 451 of the Public Acts of 1994. **Application should be made to this office for any required soil erosion permit.**

If there are any questions regarding this matter, contact Joel Kohn (248-858-5565) of this office.

Very truly yours,

**OAKLAND COUNTY DRAIN COMMISSIONER**

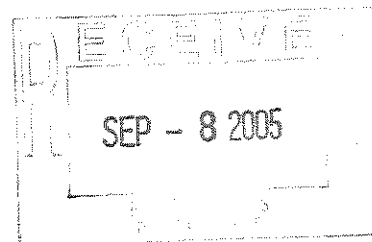
By: \_\_\_\_\_

Steven A. Korth, P.E.  
Assistant Chief Engineer

cc: Engineering Services, Inc.



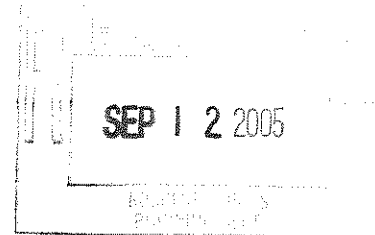
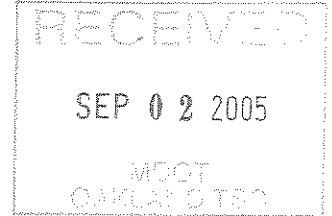
One Public Works Drive  
Building 95 West  
Waterford, MI 48328-1907  
www.co.oakland.mi.us/drain  
P 248.858.0958  
F 248.858.1066





**LETTER OF TRANSMITTAL**

DATE: August 29, 2005  
PROJECT: Sikh Gurdwara Temple  
SIDWELL: 15-34-226-034  
FILE NO.: 05-015  
APPLICANT: Sikh Gurdwara



- TO:
- X Detroit Edison
  - X Oakland County Health Department
  - X Oakland County Drain Commission
  - X Oakland County Road Commission
  - X Michigan Department of Transportation
  - X Rochester Community Schools
  - X Avondale School District
  - X Ameritech
  - X Consumers Power
  - X U.S. Post Office

Copies	Date Received	X	Item Description
1	August 26, 2005	X	Site Plan

Transmitted for your review and comment. Please respond within by September 19, 2005.  
Thank you in advance for your cooperation.

Please direct all correspondence to:

Deb Millhouse, Deputy Director  
Planning and Development Department  
City of Rochester Hills  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309-3033  
Phone: (248) 656-4660

The drive approach is approved, but should be moved westerly to line up across from Norton Lane.

A permit from MDOT is required to work in the Auburn Road right of way.

Johanna Schwensen MDOT permit Agent  
September 8, 2005



City of  
**ROCHESTER HILLS**

1000 Rochester Hills Drive, Rochester Hills, Michigan 48309-3033

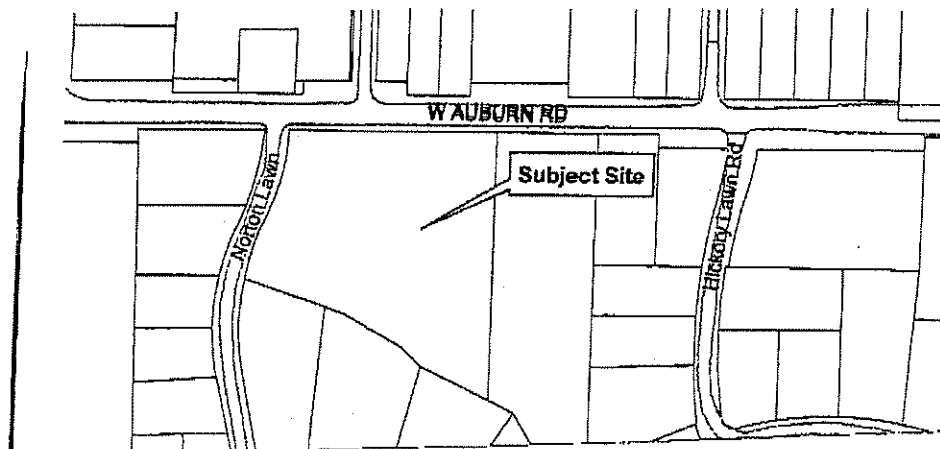
**NOTICE OF PUBLIC HEARING**

**ROCHESTER HILLS PLANNING COMMISSION**

**REQUEST:** Conditional Land Use Approval, pursuant to the requirements of the Michigan Zoning Enablement Act (2006 PA 110, MCL 125.3101) of the State of Michigan, and pursuant to Section 128-1306 of Chapter 138 of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to construct a Sikh Gurdwara Temple on the property identified as 15-34-226-034, zoned R-3, One Family Residential (City File No. 05-015).

**LOCATION:** 271 W. Auburn Rd. (Southeast corner of Auburn and Norton Lawn)

**APPLICANT:** Sikh Gurdwara  
6780 Old Orion Ct.  
Rochester Hills, MI 48306



**DATE OF PUBLIC HEARING:** Tuesday, October 17, 2006 at 7:30 p.m.

**LOCATION OF PUBLIC HEARING:** Rochester Hills Municipal Offices  
1000 Rochester Hills Drive  
Rochester Hills, Michigan 48309

Information concerning this request may be obtained from the Planning Department during regular business hours from 8:00 a.m. to 5:00 p.m., Monday through Friday, or by calling (248) 656-4660. Written comments concerning this request will be received by the City of Rochester Hills Planning Department, 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309, prior to the Public Hearing or by the Planning Commission at the Public Hearing.

This request will be forwarded to City Council after review and recommendation by the Planning Commission, and any person having an ownership interest in the property in question, or residing or owning property within three hundred (300) feet of the property in question, may be granted a public hearing by the City Council by requesting it in writing, addressed to the Clerk of the city before the decision is made.

WILLIAM BOSWELL, Chairperson  
Rochester Hills Planning Commission

**NOTE:** Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is invited to contact the Facilities Division (656-4658) 48 hours prior to the meeting. Our staff will be pleased to make the necessary arrangements.

DEVELOPMENT APPLICATION

Applicant SIKH GURDWARA City of Rochester Hills
Address 6780 Old Orion Ct., Rochester Hills, Michigan 48306
Telephone (586) 5756499 Fax -
Applicant's Legal Interest in Property OWNER
Property Owner (s) SIKH GURDWARA
Address 6780 Old Orion Ct., Rochester Hills, Michigan 48306
Telephone (586) 575-6499 Fax -
Project Name SIKH GURDWARA TEMPLE Present Zoning R-3
Project Location 271 W. Auburn Road, Rochester Hills, Michigan 48306
Existing Use Residential Proposed Use Institutional/Religious
Required number of hydrants Required average spacing of hydrants (chart on page 14)
Land Area (Acres) 4.51 Floor Area of Proposed Structure 9130 sq.ft
Sidwell No. 70-15-34-226-034 BOCA construction type

Type of Development:

- Multiple Family
Commercial
Industrial
Institutional or Public
Composting Facility License
Planned Unit Development (PUD)
Special Land Use
One-Family Detached Condominium
Preliminary Final
Subdivision
Tent. Preliminary Final Preliminary
Final Plat
Concept Preliminary Final

Wetlands Use Permit:

- Boundary Determination needed
There are MDEQ regulated wetlands on the property
There are City regulated wetlands on the property
There are No regulated wetlands on the property

Tree Removal Permit:

- There are Regulated Trees on the property
There are NO regulated trees on the property

Check List:

The following items must be provided with application to start the review process:

- 22 Copies (folded & sealed) Site Plans or Plat (including detailed landscape/screening plan sheets) 24"x36" sheet
12 Copies (folded & sealed) Floor Plans and Elevations (if applicable)
Fire flow test (new structures and small additions)
Information per Tree Preservation Ord. OR
Review Fee
2 Copies Environmental Impact Statement
Copy of Purchase or Lease Agreement
Wetland Boundary Determination SHOWN ON THE SITE PLAN
'No Affected Regulated Trees Affidavit'

I hereby authorize the employees and representatives of the City of Rochester Hills to enter and conduct an investigation of the above referenced property.

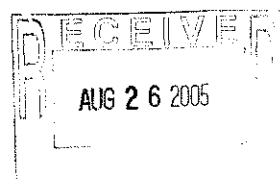
(Signature of Property Owner) Ragbir Singh Sandhu, President

I certify that all the above statements and those contained in documents submitted herewith are true and correct.

(Signature of Applicant)

(Date)

Ragbir Singh Sandhu, President



For Official Use Only
File No: 05-016
Escrow No: 288.425

**ENVIRONMENTAL IMPACT STATEMENT  
(EIS)**

**SIKH GURDWARA**  
*A Place of Worship & Education for Sikh Community*  
271 W. AUBURN ROAD  
ROCHESTER HILLS, MICHIGAN

*Prepared for*

*City of Rochester Hills*  
1000 Rochester Hills Drive  
Rochester Hills, Michigan 48309

*August 2005*

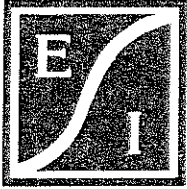
*Prepared By:*

**Engineering Services, Inc.**  
32300 Schoolcraft Road, Suite D-1  
Livonia, Michigan 48150

☎ (734) 525 7330

fax: (734) 525 7255

e mail: [esi786@sbcglobal.net](mailto:esi786@sbcglobal.net)



**ENGINEERING  
SERVICES,  
INC.**

32300 Schoolcraft Road, Suite D-2 • Livonia, Michigan 48150

Telephone: (734) 525-7330 • Fax: (734) 525-7255  
e mail: hakim786@aol.com • website: www.esi-engr.com

August 10, 2005

Planning Commission  
City of Rochester Hills  
1000 Rochester Hills Drive  
Rochester Hills, Michigan 48309

**Re: Environmental Impact Statement  
SIKH GURDWARA  
271 W. Auburn Road  
Rochester Hills, Michigan**

Dear Sir/Madam:

Enclosed please find the Environmental Impact Statement (EIS) for the above referenced project. The enclosed EIS was prepared per the City of Rochester Hills guidelines for an EIS for public, quasi-public or institutional development.

If you have any questions, please do not hesitate to call.

Very truly yours,

**Engineering Services, Inc.**

By:

Hakim Shakir, P.E.  
Principal

HS:sm  
encl.

# **ENVIRONMENTAL IMPACT STATEMENT (EIS)**

## **SIKH GURDWARA**

*A Place of Worship & Education for Sikh Community*

**271 W. AUBURN ROAD**

**ROCHESTER HILLS, MICHIGAN**

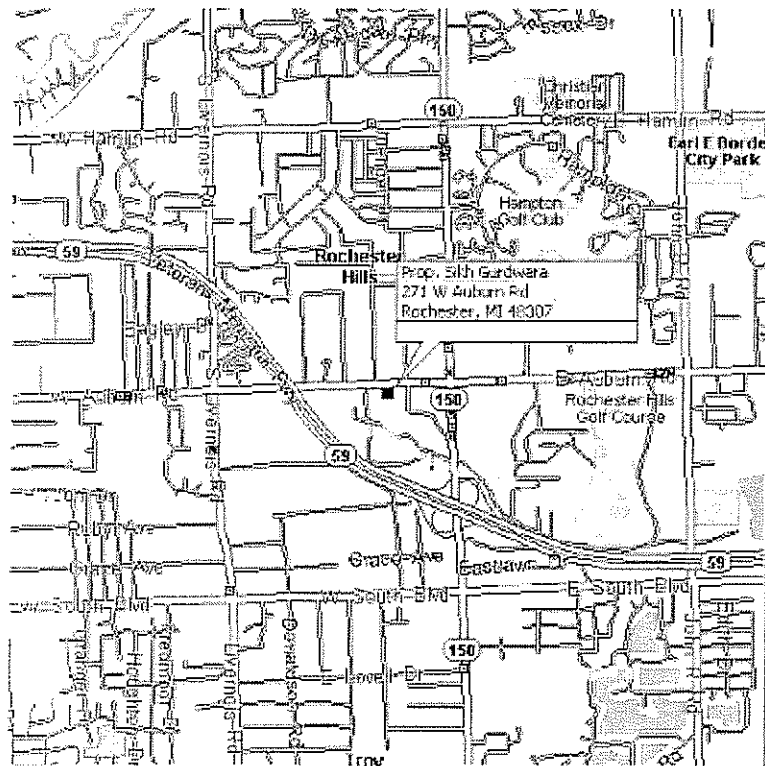
### **EXECUTIVE SUMMARY**

Sikh Gurdwara of Rochester Hills intends to develop a "*Gurdwara*", a *Place of Worship and Cultural Heritage for Sikh Community of Oakland County*, at 271 W. Auburn Road in Rochester Hills, Michigan. This report describes the status of the site of development, the proposed developmental activities and its impacts on the environment and ecology.

## 1.0 PART -1

Rochester Hills Sikh Community intends to develop a *Sikh Gurdwara*, a place of worship and cultural heritage for Sikh Community of Oakland County at 271 W. Auburn Road in Rochester Hills, Michigan. The said site is hereinafter referred to as *Subject Site* in this Environmental Impact Statement (EIS). Subject site is approximately 4.3 acres, located on the south side of Auburn Road, west of Rochester Road in Rochester Hills, Oakland County.

**Legal Description (70-15-34-226-034):** Township 3 north; Range 11 east; Section 34, Avoncrofts Sub Lots 40, 41, 42



**Fig.1- Site Location Map**

## **A. Past and Present Status of the Land-Zoned R-3**

Currently subject site is in use for residential purposes. It consists of a single family residential dwelling in its southeast portion. The municipal records indicate that it has been in use for residential purposes since 1930. The site is currently zoned for R-3 use. It is currently owned by Catherine E. Patterson and Sikh Gurdwara is the *prospective* buyer and developer of the site.

The purpose of the new development is to meet the religious, cultural and educational needs of the growing Sikh Community of the Oakland County. Phase I of the proposed development includes construction of a Gurdwara (Prayer) Building of 9130 sq.ft., parking areas, access roads, landscaping and site improvements to comply with the Improvement Ordinances of City of Rochester Hills. The said Gurdwara Facility is generally used during the weekends for occupancy between 250 to 300 people. The proposed development will have approximately 102 parking spaces.

## **B. Historical/Cultural Value to the Land:**

Subject site currently does not have any historical or cultural value. However, the proposed development will significantly improve the cultural value of the land and bring diversity in the region.

## **C. Man-Made Structures**

The Site consists of a single family residential dwelling in its southeast portion. The municipal records indicate that it has been in use for residential purposes since 1930. The existing building is a ranch style, approximately 540 sq.ft., The site is currently zoned for R-3 use.



## **D. Scenic Features**

The site consists of wetland and watercourse in its southern portion. The on-site wetland area is approximately 0.2 acres and is regulated by the Department of Environmental Quality (DEQ) and city of Rochester Hills since it is *contiguous*<sup>1</sup> to the Gibson Drain. The wetland located along the southern property boundary and in the southeast portion of the site comprises of a watercourse that traverses the approximately southern property boundary and an area of emergent wetland in the southeast corner of the property. The watercourse empties into the Gibson Drain. The dominant vegetation in the wetland area includes *cattail, sandbar willow, red dogwood, water hemlock, slippery elm, multiflora rose, water plantain, box elder and blue vervain.*

## **E. Access to the Property**

Currently, the site has access from W. Auburn Road. The existing dwelling has access driveway along the east property line from W. Auburn Road. The proposed development will have a driveway from W. Auburn Road.

## **F. Utilities**

Public improvements such as Watermain, Sanitary Sewer, Electric and Gas are available for subject site and for the surrounding properties.

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<sup>1</sup> . referenced in the Wetland Survey by ASTI-May 2005.

## **Part II**

Subject site is approximately 4.3 acres. Since it is less than 5 acres, the part II information of Guidelines of City of Rochester Hills is not included.

## **Part III**

### *A. Natural and Urban Characteristics of the Plan*

1. Subject site is approximately 4.3 acres, located on the south side of Auburn Road, west of Rochester Road in Rochester Hills, Oakland County. The Site consists of a single family residential dwelling in its southeast portion. The municipal records indicate that it has been in use for residential purposes since 1930. The existing building is a ranch style, approximately 540 sq.ft., Currently, the site has an access driveway along its east property line.
2. The site consists of wetland and watercourse in its southern portion. The on-site wetland area is approximately 0.2 acres. The wetland located along the southern property boundary and in the southeast portion of the site, comprises of a watercourse that traverses the approximately southern property boundary and an area of emergent wetland in the southeast corner of the property. The watercourse empties into the Gibson Drain.

The proposed development does not disturb the wetland area.

3. The proposed development will include an underground stormwater storage system. This storage system is to be located in the site's northwest portion. The storage system is expected to hold approximately 12000 cu.ft of runoff.
4. Approximately 40% of the site will be designated for private open space which includes the wetland and watercourse in the south and southeastern portion.
5. No public open space is provided at the site.

6. No off-site drainage is expected at subject site. The on-site stormwater is collected in the underground storage system with approximately 12,000 cu.ft., capacity. This system is to be located in the northwest portion of the site.
7. The proposed development is a community facility. The development will include a ***Sikh Gurdwara***, a place of worship and cultural heritage for Sikh Community. Phase I of the proposed development includes construction of a Gurdwara (Prayer) Building of 9130 sq.ft., parking areas, access roads, landscaping and site improvements to comply with the Improvement Ordinances of City of Rochester Hills.
8. Public utilities will be provided for the development.

#### ***B. Current Status of Planning.***

Currently, preliminary site plan is being submitted to the City of Rochester Hills

#### ***C. Projected Time-Table for the Proposed Project:***

The proposed project is set to commence upon completion of review and approval of the developmental plans by the City of Rochester Hills. The project is expected to be completed from one year after the approval of the project plans by the City of Rochester Hills.

#### ***D. Adaptation to the Geography:***

Subject site and its adjoining properties are currently zoned for Residential Use (R-3). The proposed development is a cultural facility to provide a place of worship and promote the heritage in the region with a growing Sikh community. Hence the proposed development will adapt itself greatly with the communal setting of the region.

#### ***E. Surrounding Areas:***

Subject site and the surrounding areas are currently zoned for Residential Use. However, a "***Special Land Use***" request will be submitted with the Project Plans. This request will be made to accommodate the proposed development of Cultural Facility.

### *F. Regional Impact*

No regional impact is expected from the proposed development. The proposed development is expected to promote cultural heritage in a growing Sikh community of Oakland County.

### *G. Construction Measures*

No adverse effects are anticipated during the construction of the proposed project. All appropriate construction controls and measures will be provided during the development phase. Measures such as Soil Erosion and Sedimentation Control (SESC) measures, Traffic Control measures, Construction Signs will be provided during the development.

### *H. Pollution Control Measures:*

No adverse impacts and possible pollutants are expected from the proposed development. Dust Control measures and all other pertinent measures required by the local and state agencies will be adhered during the development.

### *I. Adverse/Beneficial Changes:*

No adverse changes/effects are anticipated from the proposed development. However, several beneficial factors such as improved business opportunities, cultural, heritage and diversity to the region are expected from the proposed project.

### *J. Additional Factors:*

1. The site and surrounding areas are currently zoned for residential use (R-3). A special land use request will be made by the developer to facilitate the developmental of the said cultural facility. Hence, no disturbance of future land use is expected. The proposed development will serve the growing Sikh Community for a very long period of time. Additionally, the proposed development is expected to spur the residential development in the surrounding areas, which will maintain the current land use zoning.
2. Any areas of temporary disturbance will be restored to its original and/or better condition. Soil Erosion and Sedimentation control (SESC) measures will be in place during the development. Additionally, ground cover, sod and landscaping will be provided to restore any disturbed area.
3. Beautification is a major part of the development. Beautification of the site is planned to reflect the cultural heritage of the community. A landscaping plan is developed for this purpose.

4. Developing alternative plans was found to be impractical and not feasible considering the growing Sikh community in the region. Subject Site and the regional setting make it as the only plan for the development of proposed project.

## **Part IV-SUMMARY**

The proposed development is a community facility. The development will include a *Sikh Gurdwara*, a place of worship and cultural heritage for Sikh Community. Phase I of the proposed development includes construction of a Gurdwara (Prayer) Building of 9130 sq.ft., parking areas, access roads, landscaping and site improvements to comply with the Improvement Ordinances of City of Rochester Hills. As stated earlier, this development is proposed to meet the needs the growing Sikh Community in the region and also improve the communal relations. The project will be funded by donations from the member community. The developed *Sikh Gurdwara* will spur residential development in the region and will improve the business district in the neighborhood. *No environmental, ecological impacts are expected from the proposed development.*