



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2017-0508

TO: Mayor and City Council Members
FROM: Sara Roediger, Director of Planning and Development, ext. 2572
DATE: October 18, 2017
SUBJECT: Request for establishment of a moratorium regarding the conversion of existing residential dwellings to places of worship.

REQUEST:

Adopt a moratorium on conversion of existing residential dwellings to places of worship.

BACKGROUND:

At the October 17, 2017 Planning Commission meeting, the site plan for [Detroit Meeting Rooms](#) at 1167 Brewster Road was approved. The site plan is to renovate an existing 1,300 square-foot home on 0.56 acres of land located on the west side of Brewster north of Tienken to use as a meeting room for a small congregation of 40 people. There are no plans to change the exterior façade of the building; the physical changes to the site include the addition of a gravel parking lot, a paved circular drive in front of the home for fire access, and the installation of a fence and landscaping to create a buffer from neighboring properties.

Places of worship are uses that are permitted by right in most of the zoning districts in the City, including One Family Residential Districts. Because the site plan met all of the City ordinances, the Planning Commission approved the site plan; however many Commission members indicated their discomfort with the idea of converting an existing structure that had been built for, historically used for, and surrounded by residential uses. Following approval of the site plan for Detroit Meeting Rooms, the Commission made a motion to request the City Council to adopt a temporary moratorium on the conversion of residential dwellings to places of worship to allow City staff and the Planning Commission time to study and recommend to the City Council possible ordinance changes to regulate the conversion of residential dwellings to places of worship in a fashion that is compatible and harmonious with the character of, and residents' reasonable expectations in, residential neighborhoods.

RECOMMENDATION:

Staff and the Planning Commission recommend that City Council adopt the attached resolution to establish a moratorium on conversion of existing residential dwellings to places of worship for a period of 180 days to allow staff and the Planning Commission to study, process and recommend to the City Council possible ordinance changes to regulate the conversion of residential dwellings to places of worship.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy Clerk		