

PLANNING COMMISSION MEETING
DATED OCTOBER 17, 2006
SUMMARY OF MOTIONS

2006-0717 Conditional Land Use Recommendation

Project: Sikh Gurdwara Temple
Request: Conditional Land Use Recommendation
Location: Southeast corner of Auburn and Norton Lawn
Parcel: 15-34-226-034
Applicant: Mr. Raghbir Sadhu,
Sikh Gurdwara
6780 Old Orion Ct.
Rochester Hills, MI 48306

2006-0718 Site Plan Approval

MOTION by Schroeder, seconded by Brnabic, in the matter of City File No. 05-015 (Sikh Gurdwara Temple), the Planning Commission **approves** the **Site Plan**, based on plans dated received by the Planning Department on September 5, 2006, with the following five (5) findings and subject to the following seventeen (17) conditions.

Findings:

1. The site plan and supporting documents demonstrate that all applicable requirements of the Zoning Ordinance, as well as other City ordinances, standards and requirements can be met subject to the conditions noted below.
2. The proposed development will access only Auburn Road, thereby not increasing traffic on Norton Lawn, and the applicants will improve the passing lane on Auburn.
3. Because of the proposed landscaping and additional setback areas, there appears to be a satisfactory and harmonious relationship with adjacent neighborhoods.
4. The proposed development should not have an unreasonably detrimental nor an injurious effect upon the natural characteristics and features of the site or those of the surrounding area.
5. The development will meet the religious, cultural and educational needs of the growing Sikh community.

Conditions:

1. Conditional Land Use approval by City Council.

2. Provide a note that all wall-mounted light fixtures shall be fully shielded and downward directed and add detail for those fixtures. Indicate on plans that all exterior lighting shall be turned off when the facility is not in use to reduce any light impact to surrounding residential districts.
3. That the applicant obtain all necessary Oakland County Drain Commission and Soil Erosion Permits prior to construction.
4. Re-label "25 ft. buffer line for wetlands" as "*Natural Features Setback*" where indicated on plans.
5. Revise chain link fence on Sheet C-06 to 6' masonry wall, as portrayed on LP-2.
6. Show proposed fencing along eastern property line on Site Plan, Sheet C-02.
7. Show Type C Buffer required for Auburn Road on Site Plan, Sheet C-02.
8. That the applicant submit a Landscape Performance and Maintenance Guarantee in the amount of \$89,325.00 for a period of two growing seasons, to be adjusted by Staff if necessary, prior to issuance of a Land Improvement Permit.
9. Tree Protection Fencing must be installed, inspected, and approved by the City's Landscape Architect prior to issuance of the Land Improvement Permit for this development.
10. Label FDC on Site Plan, Sheet C-02, per Fire Department memo dated September 18, 2006 for approval of the Fire Department prior to Final Site Plan Approval by Staff.
11. That if in the future the City determines there is a demonstrated parking problem at the site, the applicant shall be responsible to provide the City, at the owner's expense, a mutually agreeable solution to resolve the issue.
12. That all off site drainage easements, stormwater agreements and calculations regarding the regional detention system must be reviewed and approved by Engineering Services, prior to Construction Plan Approval.
13. Remove any references of Phase 1 the Environmental Impact Statement and change building footprint of 9,130 on Landscape and Irrigation Plans.
14. That the applicant dedicates 27 feet of right-of-way on Auburn and 5 feet on Norton Lawn for proposed off-site road improvements, prior to construction plan approval.
15. Address two comments contained in Building Department memo dated September 19, 2006, prior to Final Approval by Staff.

- 16 That a Land Improvement Permit shall be required from the City's Engineering Services Department prior to work on the site.
17. That all four sides of the façade be brick, and that the architectural bands be of a stone material, the color palette of which shall be submitted to Staff prior to Final Approval.

Voice Vote:

Ayes: Boswell, Brnabic, Dettloff, Hardenburg, Hooper, Reece, Schroeder, Yukon
Nays: None
Absent: Kaltsounis

MOTION CARRIED