



Rochester Hills Agenda Report

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File Number: 2006-0956

File Number: 2006-0956	File Type: Project	Status: Held in Council
Version: 2	Reference: 93-352.2	Controlling Body: City Council Regular Meeting
Requester: Planning/Development	Cost:	Introduced: 12/26/2006
File Name: Han-Bit Korean Church		Final Action:

Title: Request for Revised Conditional Land Use - City File No. 93-352.2 - Han-Bit Korean Christian Reformed Church addition, a proposed 3,178 square foot addition to the existing 7,600 square foot church, located on Livernois, north of Hamlin, zoned R-4, One Family Residential, Parcel No. 15-22-351-012.

Notes: Han-Bit Korean Christian Reformed Church
1849 S. Livernois
Rochester Hills, MI 48307
248-608-9888
248-608-1703 fax
Pastor Christian YongJu Oh

Jeffrey Huhta, VP
Nowak & Fraus
46777 Woodward Ave.
Pontiac, MI 48342
(248) 332-7931
(248) 332-8257

Code Sections:

Indexes: Conditional Land Use

Sponsors:

Attachments: Agenda Summary.pdf, Map.pdf, Staff Report
022007.pdf, Site Plans.pdf

Agenda Date:

Agenda Number:

Enactment Date:

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History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	02/20/2007	Recommended for Approval	City Council Work Session			Pass

Text of Legislative File 2006-0956

..Title
Request for Revised Conditional Land Use - City File No. 93-352.2 - Han-Bit Korean Christian Reformed Church addition, a proposed 3,178 square foot addition to the existing 7,600 square foot church, located on Livernois, north of Hamlin, zoned R-4, One Family Residential, Parcel No. 15-22-351-012.

..Body

Resolved, that the Rochester Hills City Council hereby approves the Revised Conditional Land Use for a 3,178 square-foot addition to the Han-Bit Korean Christian Reformed Church (City File No. 93-352.2), located on Liverois, north of Hamlin, zoned R-4, One Family Residential, Parcel No. 15-22-351-012, based on plans dated received by the Planning Department on October 17, 2006 with the following seven (7) findings.

Findings:

1. The property received Conditional Land Use Approval by City Council for the original church on January 26, 1994.
2. 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.
3. The proposed addition to the Han-Bit Korean Church 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.
4. The site is currently developed and minimal grading will occur. A church addition should provide minimal visual and traffic aspects.
5. 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.
6. The proposed church addition has been designed so as to not be detrimental, hazardous, or unreasonably disturbing to existing land uses, persons, property, or the public welfare. There should be minimal adverse affects during construction because many site effects are already in place.
7. The proposed church addition will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.