Rochester Hills

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Legislation Details (With Text)

File #:	2022-0200 **Version:** 2		
Type:	Project	**Status:**	Passed
File created:	4/12/2022	**In control:**	City Council Regular Meeting
On agenda:		**Final action:**	5/9/2022
Title:	Request for Conditional Use Approval to allow modifications to a place of worship at Covenant Christian Church, 900 W. Hamlin Rd., located on the north side of Hamlin, east of Livernois Rd., Aaron Santangelo, Mauro Engineering, Applicant		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. 050922 Agenda Summary.pdf, 2. Site Plan.pdf, 3. Floor Plans & Elevations.pdf, 4. Topographic Survey.pdf, 5. Staff Report.pdf, 6. Draft PC Minutes 041922.pdf, 7. Revised EIS 042722.pdf, 8. EIS.pdf, 9. OCWRC Letter 082721.pdf, 10. Public Hearing Notice.pdf, 11. Resolution (Draft).pdf		

Date	Ver.	Action By	Action	Result
5/9/2022	2	City Council Regular Meeting		
4/19/2022	1	Planning Commission		

Request for Conditional Use Approval to allow modifications to a place of worship at Covenant Christian Church, 900 W. Hamlin Rd., located on the north side of Hamlin, east of Livernois Rd., Aaron Santangelo, Mauro Engineering, Applicant

Resolved, that the Rochester Hills City Council hereby approves the conditional use to allow modifications to the church, based on plans received by the Planning Department on November 1, 2021, December 3, 2021 and March 9, 2022 with the following findings and subject to the following conditions:

Findings

1. The use will promote the intent and purpose of the Zoning Ordinance.

2. The site has been designed and is proposed to be operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing and planned character of the general vicinity, adjacent uses of land, and the capacity of public services and facilities affected by the use.

3. The proposal will have a positive impact on the community by adding landscaping and offering easier access for elderly or disabled church attendees.

4. The proposed development is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, water and sewer, drainage ways, and refuse disposal.

5. The proposed development will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.

6. The proposal will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.