

## **Dexter Township Planning Commission Resolution for Site Plan #11-PC-142 (North Lake United Methodist Church)**

**A resolution to grant approval of the Amended Site Plan & Special Land Use application submitted by Merritt Honbaum on behalf of the North Lake United Methodist Church for property located at 14111 N. Territorial Road, Gregory, MI 48118 (i.e., parcel 04-18-390-012) in Dexter Township.**

**Whereas**, the North Lake United Methodist Church was established in 1836; and,

**Whereas**, prior to 1947, the North Lake United Methodist Church had a steeple on top of it. In 1947, the steeple was removed and replaced with a cupola; and,

**Whereas**, in the early 1970s, the North Lake United Methodist Church received approval from Dexter Township for the construction of the fellowship hall; and,

**Whereas**, on November 4, 2010, the North Lake United Methodist Church purchased parcel 04-18-390-011, which was an adjacent parcel to the east. At this time, the church and fellowship hall were located on parcel 04-18-390-010; and,

**Whereas**, on December 14, 2010, the North Lake United Methodist Church obtained a Zoning Permit (10-ZP-4992) to demolish the structures on parcel 04-18-390-011. On December 29, 2010, Dexter Township completed its final zoning inspection of Zoning Permit #10-ZP-4992; and,

**Whereas**, on December 13, 2010, the North Lake United Methodist Church requested the combination of parcels 04-18-390-010 and 04-18-390-011. Shortly thereafter, these two (2) parcels were combined into one (1) undivided parcel (i.e., parcel 04-18-390-012); and,

**Whereas**, currently, the North Lake United Methodist Church proposes to construct a new steeple on the existing cupola, in celebration of its 175<sup>th</sup> anniversary. Because the proposed steeple constitutes a structural alteration to the building, the Zoning Ordinance requires site plan review by the Planning Commission. Furthermore, because the proposed steeple is within the front yard setback of 150 feet from the North Territorial Road right-of-way, the Zoning Ordinance requires variance application review by the Zoning Board of Appeals; and,

**Whereas**, pursuant to the provisions of the Dexter Township Zoning Ordinance, the North Lake United Methodist Church submitted an application for an Amended Site Plan & Special Land Use Permit (File # 11-PC-142) on July 25, 2011 for the proposed steeple at the above address; and,

**Whereas**, pursuant to the provisions of the Dexter Township Zoning Ordinance, the North Lake United Methodist Church submitted an application for a variance (File # 11-ZBA-746) on August 8, 2011 for the proposed steeple within the front yard setback area at the above address; and,

**Whereas**, Section 12.01(D)(5) of the Dexter Township Zoning Ordinance designates as special uses in the RR – Rural Residential zoning district “Churches and religious institutions, including housing for religious personnel affiliated with the church or religious institution;” and,

**Whereas**, the Planning Commission has received reports from Patrick Sloan, Dexter Township Director of Planning & Zoning, dated August 10, 2011, Matt Parks of OHM Engineering Advisors dated August 3, 2011, and Donald Dettling of the Dexter Area Fire Department dated August 8, 2011; and,

**Whereas**, at its August 23, 2011 meeting, the Planning Commission reviewed the Amended Site Plan & Special Land Use application and scheduled a public hearing on the application for September 27, 2011; and,

**Whereas**, at its September 13, 2011 meeting, the Zoning Board of Appeals granted approval of a front yard setback variance to allow the proposed steeple to be 10.6 feet from the road right-of-way of North Territorial Road; and,

**Whereas**, at its September 27, 2011 meeting, the Planning Commission held a duly noticed public hearing on the Amended Site Plan & Special Land Use application; and,

**Whereas**, the information in the Amended Site Plan application meets the completeness requirements of Section 6.03(B)(1) through 6.03(B)(15) of the Dexter Township Zoning Ordinance, except as to matters addressed in the conditions below; and,

**Whereas**, the information in the Amended Site Plan application meets the compliance requirements of Section 6.05(A) through 6.05(P), Section 16.01(A)(1) through 16.01(A)(7), Section 16.08, and Articles 20 (Access Controls), 21 (Off-Street Parking and Loading), 22 (Signs), 23 (Landscaping and Screening), and 24 (Environmental Standards), except as to matters addressed in the conditions below and pre-existing legal nonconformities identified in Sloan's report of August 10, 2011; and,

**Now therefore be it resolved**, the Dexter Township Planning Commission, by a vote of the majority at a regularly scheduled and duly noticed meeting held this **27<sup>th</sup> day of September, 2011**, grants **Approval** of the **Amended Site Plan and Special Land Use** for the North Lake United Methodist Church on parcel 04-18-390-012, subject to the conditions listed below:

- 1) Per Section 6.03(C), waivers have been granted from the requirements to include the following information on the site plan:
  - a. Section 6.03(B): All of the information on the site plan was not designed by a licensed professional.
  - b. Section 6.03(B)(3): The topography is not shown.
  - c. Section 6.03(B)(5): The curve radii are not shown.
  - d. Section 6.03(B)(9) and Article 23: There is not a landscape plan.
- 2) That this approval shall not take effect until the applicant has paid in full all monies owed to Dexter Township for fees, expenses, and/or other related issues relating to the Amended Site Plan & Special Land Use review (11-PC-142).
- 3) Dexter Township shall not issue a Final Certificate of Zoning Compliance unless and until the conditions of paragraphs 4 and 5 are satisfied.
- 4) The Chelsea Area Construction Agency shall review and approve the steeple plans, and inspect and approve the steeple after construction.
- 5) The North Lake United Methodist Church shall work with the Dexter Area Fire Department to install Knox boxes outside of the church and fellowship hall.

Resolution offered by Planning Commission Member **Tappe**

Resolution supported by Planning Commission Member **Wade**

Tally Y = **5 (Shea, Tappe, Adams, Wade, and Lewis)**; N = **0**; Abstain = **0**; Absent = **1 (Korcek)**

The Chair declared the resolution **Adopted**

DATE: **27<sup>th</sup> day of September, 2011**

  
John Shea, Chair