

(C O P Y)

**BLOOMFIELD TOWNSHIP
PLANNING COMMISSION**

November 1, 1993

Regular Meeting

PRESENT: Swoboda, Thompson, Cotton, Smith, Mintz

ABSENT: Hays, Wittbold

8:00 P.M.

(2) [93-8-3]

Victor Begg, James C. Scott and Jamal John Hamood presented the revised plans for review of the change in use of the former elementary school at 1830 W. Square Lake Road into a Muslim Center of Bloomfield Hills, Inc. (Muslim Mosque) requested by the American Society for Religious & Cultural Understanding.

Mr. Begg presented the request advising many misunderstandings have been eliminated since the last meeting through meetings and discussions with neighborhood groups. He advised they have provided the neighbors with copies of the site plan and documents and provided time for their review. They have made many changes to the site plan at the suggestion of neighbors.

Mr. Scott reviewed the site plan in detail pointing out the changes and landscaping. The building exists along with 22 mature hardwood trees, 13 Walnut trees, 4 evergreens and 4 Crabapples. He pointed out the property slopes to the west and that drainage flows to a low point on the west. He pointed out the existing drive, parking lot, septic field which parallels the play area. They propose keeping the east entrance and closing off the west entrance which does not meet standards with respect to line of sight. The existing parking area will stay with the catch basin. A parking lot to accommodate 60 to 70 cars will be constructed giving total of 100 spaces. The plan presented is schematic and detail is yet to be worked out on eliminating drainage into an area with trees as well as the density of green comprising the northerly greenbelt.

A lawn sign is proposed that will meet Township sign regulations. The service area will not be used and they do not contemplate any driveways through it. He pointed out drainage that is provided in the area to be bermed. Two shade trees exist in front of the building--one Maple will be removed because it is not healthy and the parking area will be reworked to save the other. Additional shade trees will be planted on the west side. Trees exceed Ordinance requirement in parking area so that some can be moved. Kalwall panels on the building will be changed.

Mr. Hamood spoke in response to neighbor's request they address each of the issues brought out by the neighborhood association: Responding to concern about traffic he defined their proposed uses, explaining the traffic impact should be negligible. He reiterated maximum usage is Friday noon and that there will be Sunday services. Maximum occupancy is 300 people and 100 cars. This would be less than 2% increase in traffic in a 24 hour period and no increase during peak traffic times.

(C O P Y)

**BLOOMFIELD TOWNSHIP
PLANNING COMMISSION**

November 1, 1993

Page 2

The lot and structure sizes on the perimeter lots exceed minimum requirements, matching those existing on these streets (150'+ width and 190'+ depth). This reduces the perimeter lots to seven and making them larger should eliminate concern with respect to future expansion of their facility as well as match the existing neighbor's sites. Setback requirements are increased to match the Subdivision restrictions. House size minimum will be 4000 sq. ft. on Maplewood and 3500 on Sunset. Plans will be subject to Square Lake Association review.

Responding to environmental impact question he noted the septic is existing. Water run off will be away from the neighboring lakes. The facility itself is existing and a new building is not proposed. There are no variances requested, any change to the site will comply with Township regulations. There is a greenbelt intact which will be supplemented and exceeds all requirements. There was question on community benefit and mention made that the play area was provided through the local PTA. They propose maintaining the play area and making it available to the neighbors. They will not be adding new play areas. They will continue to make the building available for elections, etc. Another community benefit will be the appearance is being improved and the property will be maintained. They are providing property for quality residential homes of benefit to the area. Orchard Avenue which is abandoned is not affected--it is not in use. Hours of use for the building will be heaviest on Friday at noon; probably similar usage on Sunday or Saturday. Daily use is anticipated to be negligible. Day care will be just during services and not a full time activity.

As stated in Mr. Begg's October 20, 1993 letter, amended October 26th, distributed to the Township and the Subdivision Association, the investment company has put together a long term lease for the religious group. Bloomfield Hills Muslim Center, Inc. is applying for tax exempt status. There are clearly no unrelated business activities to take place. They all intend to be bound by that letter. Restrictions on properties sold will conform to requirements stated in that letter.

There were approximately 35 interested neighbors present. Those speaking were Lewis Jarrah (Lot 5, Meadowlands), Margot R. Gardner (Lot 74, Hammond Lake Est. No. 1), T. Calvert/Stella Reynolds (1890 Square Lake Rd.), Ed Plomer representing Square Lake Association, Fred Poinset representing Upper Long Lake Association, Larry J. LaBute representing Hammond Lake Association, Michael Garzoni (2340 Hillcrest), Thomas Campau representing Hammond Lake Association, and Theresa J. Spevak (1755 Hamilton).

Questions and discussion encompassed the seven lots being developed and type of sales; no call to prayer; no plan to continue Sunset Road to Square Lake Road; areas where they expect people will come from to attend services. Ed Plomer of Square Lake Association stated their Association has met with the petitioners, reviewed plans and can approve of the request based upon their discussions tonight. This includes redistributing some of the 58

(C O P Y)

**BLOOMFIELD TOWNSHIP
PLANNING COMMISSION**

November 1, 1993

Page 3

evergreens to the flatter area of land, moving trees as discussed, remove the deciduous tree and adding evergreens. Water on west will run to the catch basin. Items in letter of October 20 and amended October 26 to be tied into the property through deed restrictions. Mr. Poinset of Upper Long Lake Association stated traffic volume is their concern pointing out speed is a problem on this road. Mr. LaBute stated Hammond Lake residents have much concern for drainage flowing through Meadowlands on into their lake. Inquiry was made regarding the status of property if tax exempt.

Commissioner Mintz inquired about the incorporation as an ecclesiastical corporation noting a limited liability corporation is not tax exempt and advised it must be a religious, church type related usage to meet the terms of our Ordinance. He suggested final decision be reserved for definite documentation of this information. It was determined the Township Board would appropriately review their status with respect to the State and IRS.

Motion was made by Mintz, seconded by Cotton and was unanimously supported to forward the request by American Society for Religious & Cultural Understanding for use of the former 10.8 acre school parcel at 1830 W. Square Lake Road (Blocks 4-5-6, Square Lake Country Club Sub'dn., Section 6, 19-06-377-001), as a Mosque by the Muslim Center of Bloomfield Hills, Inc. to the Township Board with recommendation for approval. Approval is based upon final submission presented tonight and as stated in October 20 and amended October 26 letter, giving consideration to our Planner's review and his reservations as well as review of additional detail to be submitted with respect to their being incorporated as an ecclesiastical corporation. Other conditions are there be no outdoor amplification; no additional outdoor lighting; no tennis/racquet ball courts; no swimming pool, no expansion of the building; no profit making activities. Standard type, light functions, typical of church activities are acceptable. Parking lot repaving as proposed and site improvements discussed to be completed within one year.

YEAS: Mintz, Thompson, Cotton, Smith

NAYS: None

RESOLUTION ADOPTED

I, Wilma S. Cotton, Township Clerk of the Township of Bloomfield, do hereby certify that the foregoing is a true and correct copy of the minutes for this item taken from the minutes of the Planning Commission's regular meeting held on November 1, 1993.

WILMA S. COTTON, Clerk
Planning Commission Secretary