

## BOARD OF ZONING APPEALS

The Board of Zoning Appeals is a group of seven of your neighbors or peers appointed by City Council to pass judgment on requests for variances and other matters that are brought before them. A variance is a relaxation of the literal provisions of the Zoning Ordinance. Petitioners must indicate a hardship or practical difficulty running with the land that would warrant the granting of the variance.

### PROCEDURE

The Board will hear the items in the order that they appear on the agenda. When an item is called, the Chairman will verify that the petitioner is present. Then the City Administration will summarize the facts of the case. The petitioner will then be given an opportunity to address the Board to explain the justification for the action requested.

After the petitioner makes their presentation, and answers any questions that the Board may have, the Chairman will open the Public Hearing. Any person wishing to speak on the request should raise their hand and when recognized by the Chairman, come up to the podium and sign in on the sheet provided. The speaker should identify themselves with name and address, indicate their relationship to the property in question (i.e. next door neighbor, live behind the property, etc.) and state whether they are in favor of or against the variance request and give reasons for their opinion. Comments must be directed through the Chairman. Comments should be kept as brief as possible and closely pertain to the matter under consideration. Only one person will be recognized by the Chairman to speak at one time.

At the conclusion of public comments the Chairman will close the Public Hearing. Once the Public Hearing is closed, no other public comment will be taken unless in response to a specific question by a member of the Board. The Board will then make a motion to approve, deny, or table (delay action) the request. In order for the request to pass a minimum of four votes for approval are needed. If the request is not granted, the applicant has the right to appeal the Board's decision to Oakland County Circuit Court.

## **VARIANCE REVIEW STANDARDS ZONING ORDINANCE SECTION 15.04 (E) (2)**

Dimensional or other non-use variances shall not be granted by the Zoning Board of Appeals unless it can be determined that all of the following facts and conditions exist:

- a) Exceptional characteristics of property for which the variance is sought make compliance with dimensional requirements substantially more difficult than would be the case for the great majority of properties in the same zoning district. Characteristics of property which shall be considered include exceptional narrowness, shallowness, smallness, irregular shape, topography, vegetation and other similar characteristics.
- b) The characteristics which make compliance with dimensional requirements difficult must be related to the premises for which the variance is sought, not some other location.
- c) The characteristics which make compliance with the dimensional requirements shall not be of a personal nature.
- d) The characteristics which make compliance with dimensional requirements difficult must not have been created by the current or a previous owner.
- e) The proposed variance will not be harmful or alter the essential character of the area in which the property is located, will not impair an adequate supply of light and air to adjacent property, or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, or unreasonably diminish or impair established property value within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the City.



# ZONING BOARD OF APPEALS MEETING AGENDA

500 W. Big Beaver  
Troy, MI 48084  
(248) 524-3364  
[www.troymi.gov](http://www.troymi.gov)  
planning@troymi.gov

Allen Kneale, Chair, and Glenn Clark, Vice Chair  
Bruce Bloomingdale, Kenneth Courtney  
David Eisenbacher, Tom Krent, David Lambert  
Orestis Kaltsounis (Alternate), Paul McCown (Alternate)

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**December 17, 2013**

**7:30 P.M.**

**Council Chamber**

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1. ROLL CALL
2. APPROVAL OF MINUTES – November 19, 2013
3. APPROVAL OF AGENDA
4. HEARING OF CASES
  - A. VARIANCE REQUEST, ROBERT A. CHAPMAN, 482 STARR – In order to split a parcel into two parcels, a variance from the requirement that new parcels have a 60 foot width and frontage. One of the proposed lots will have a 50 foot width and frontage.  
  
ZONING ORDINANCE SECTION: 4.06 (C) R-1E Zoning
  - B. VARIANCE REQUEST, MARVIN PISARCZYK for WITZENMANN USA, 1201 and 1305 STEPHENSON HIGHWAY – In order to construct an addition to both buildings that will connect the buildings, a 10 foot variance to the required minimum 10 foot side yard setback. This variance is needed for both properties.  
  
ZONING ORDINANCE SECTION: 4.15 (C) IB Zoning District
  - C. VARIANCE REQUEST, BRANDON MULLER for CLARK HILL PCL, 268-388 JOHN R – In order to construct parapet walls, a 5 foot variance to the required maximum 30 foot height limit.  
  
ZONING ORDINANCE SECTION: 4.13 (C) CB Zoning District
  - D. ZONING ORDINANCE INTERPRETATION, 4924 ROCHESTER – To interpret whether the proposed principal use of property constitutes a community center, a club, place of worship, or some other use under the City's Zoning Ordinance.  
  
ZONING ORDINANCE SECTION: 15.04 (B and D)

**NOTICE:** People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at [clerk@troymi.gov](mailto:clerk@troymi.gov) or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

5. COMMUNICATIONS
6. MISCELLANEOUS BUSINESS
7. PUBLIC COMMENT
8. ADJOURNMENT

**NOTICE:** People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at [clerk@troymi.gov](mailto:clerk@troymi.gov) or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

On November 19, 2013, at 7:30 p.m., in the Council Chambers of Troy City Hall, Vice Chair Clark called the Zoning Board of Appeals meeting to order.

1. ROLL CALL

Present:

- Bruce Bloomingdale
- Glenn Clark
- Kenneth Courtney
- Orestis Kaltsounis
- Thomas Krent
- David Lambert
- Paul McCown

Also Present:

- Paul Evans, Zoning and Compliance Specialist
- Julie Quinlan Dufrane, Assistant City Attorney

Absent:

- Allen Kneale
- David Eisenbacher

2. APPROVAL OF MINUTES – October 15, 2013

- Moved by Courtney
- Seconded by McCown

RESOLVED, to approve the October 15, 2013 meeting minutes.

Yes: All

MOTION PASSED

3. APPROVAL OF AGENDA – No changes

4. HEARING OF CASES

- A. VARIANCE REQUEST, ROBERT A. CHAPMAN, 482 STARR – Variance request, Robert A. Chapman, 482 Starr - In order to split a parcel into two parcels, a variance from the requirement that new parcels have a 60 foot width and frontage. One of the proposed lots will have a 50 foot width and frontage. Zoning Ordinance Section 4.06 (C), R-1E Zoning.

- Moved by Courtney
- Seconded by Kaltsounis

RESOLVED, to postpone the matter to the regularly scheduled December 17, 2013 Zoning Board of Appeals meeting.

Yes: All

MOTION PASSED

5. COMMUNICATIONS – 2014 Zoning Board of Appeals meeting schedule – no action required
6. MISCELLANEOUS BUSINESS – Assistant City Attorney Dufrane distributed a memorandum to the Board members containing information regarding requests for interpretation.
7. PUBLIC COMMENT – None
8. ADJOURNMENT – The Zoning Board of Appeals meeting ADJOURNED at 8:19 p.m.

Respectfully submitted,

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Glenn Clark, Vice Chair

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Paul Evans, Zoning and Compliance Specialist

4. HEARING OF CASES

- A. VARIANCE REQUEST, ROBERT A. CHAPMAN, 482 STARR – In order to split a parcel into two parcels, a variance from the requirement that new parcels have a 60 foot width and frontage. One of the proposed lots will have a 50 foot width and frontage.

ZONING ORDINANCE SECTION: 4.06 (C) R-1E Zoning

# ZBA 482 STARR

**From:** [Linda Chapman](#)  
**To:** [Paul M Evans](#)  
**Cc:** [Bob Chapman](#)  
**Subject:** Withdrawal of application for variance  
**Date:** Monday, December 09, 2013 12:13:57 PM

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Mr. Evans,

Please withdraw the request for the variance on 482 Starr, Troy.

We are looking into the situation further at this time.

If you have any questions please contact Bob Chapman @ 586-899-3970.

Thank you,

Linda M. Chapman  
In-Line Construction, Inc.  
22120 Ryan Road  
Warren, MI 48091  
586-755-4252  
Fax: 586-755-4272

4. HEARING OF CASES

- B. VARIANCE REQUEST, MARVIN PISARCZYK for WITZENMANN USA, 1201 and 1305 STEPHENSON HIGHWAY – In order to construct an addition to both buildings that will connect the buildings, a 10 foot variance to the required minimum 10 foot side yard setback. This variance is needed for both properties.

ZONING ORDINANCE SECTION: 4.15 (C) IB Zoning District



MAPLE

STEPHENSON

75



1441

(OM)

(RC)

1409

1410

ALLEN

1408

1305

STEPHENSON

1400

1350

(RC)

1407

1400

1200

1250

(IB)

1307

(IB)

1201

1250

1151

1150

1150

1101

1307

1301

950



1408

1400

1250

1305

1201

STEPHENSON

# CLARK HILL

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Jonathan M. Martone  
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Suite 200  
Birmingham, Michigan 48009  
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F 248.642.2174

[clarkhill.com](http://clarkhill.com)

November 20, 2013

Paul Evans  
City of Troy Planning Department  
500 W. Big Beaver Road  
Troy, Michigan 48084

Re: ZBA Application for 1201 and 1305 Stephenson Highway

Dear Mr. Evans:

We represent Witzemann USA in connection with applying for this variance. Included with this letter please find attached a copy of our receipt for the ZBA Application fee along with Witzemann's Variance Request for 1201 & 1305 Stephenson Highway. Thank you for your time and attention to this matter.

Very truly yours,

CLARK HILL PLC

*Jonathan M. Martone*

Jonathan M. Martone

## ZONING BOARD OF APPEALS APPLICATION

CITY OF TROY PLANNING DEPARTMENT  
500 W. BIG BEAVER ROAD  
TROY, MICHIGAN 48084  
PHONE: 248- 524-3364  
E-MAIL: [evanspm@troymi.gov](mailto:evanspm@troymi.gov)  
<http://www.troymi.gov/CodeEnforcement/#>



REGULAR MEETING FEE **\$150.00**  
SPECIAL MEETING FEE **\$650.00**

REGULAR MEETINGS OF THE CITY BOARD OF ZONING APPEALS ARE HELD ON THE **THIRD TUESDAY OF EACH MONTH AT 7:30 P.M. AT CITY HALL.** PLEASE FILE A COMPLETE APPLICATION, WITH THE APPROPRIATE FEE, AT LEAST **27 DAYS BEFORE** THE MEETING DATE.

1. ADDRESS OF THE SUBJECT PROPERTY: 1201 Stephenson Highway and 1305 Stephenson Highway
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 1201 Stephenson: 88-20-35-102-038 / 1305 Stephenson: 88-20-35-102 -041
3. ZONING ORDINANCE SECTIONS APPLICABLE TO THIS APPEAL: Section 4.15 (C)
4. REASONS FOR APPEAL: *On a separate sheet, please describe the reasons justifying the requested action. See Submittal Checklist*
5. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: none known
6. APPLICANT INFORMATION:  
NAME Marvin Pisarczyk (Managing Director)  
COMPANY Witzenmann USA  
ADDRESS 1201 Stephenson Highway  
CITY Troy STATE MI ZIP 48083  
TELEPHONE 248-850-1487  
E-MAIL marvin.pisarczyk@witzenmann-usa.com

7. APPLICANT'S AFFILIATION TO THE PROPERTY OWNER: lease the property 1305 Stephenson Highway

8. OWNER OF SUBJECT PROPERTY:  
NAME John Strabel (Regional Director)  
COMPANY First Industrial Realty Trust  
ADDRESS 23042 Commerce Drive  
CITY Farmington Hills STATE MI ZIP 48335  
TELEPHONE 248-357-4050  
E-MAIL jstrabel@firstindustrial.com

The undersigned hereby declare(s) under penalty of perjury that the contents of this application are true to the best of my (our) knowledge, information and belief.

The applicant accepts all responsibility for all of the measurements and dimensions contained within this application, attachments and/or plans, and the applicant releases the City of Troy and its employees, officers, and consultants from any responsibility or liability with respect thereto

I, John Strabel (PROPERTY OWNER) HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND STATEMENTS CONTAINED IN THE INFORMATION SUBMITTED ARE TRUE AND CORRECT AND GIVE PERMISSION FOR THE BOARD MEMBERS AND CITY STAFF TO CONDUCT A SITE VISIT TO ASCERTAIN PRESENT CONDITIONS.

SIGNATURE OF APPLICANT Marvin Pisarczyk DATE Nov 19 2013  
PRINT NAME: Marvin Pisarczyk

SIGNATURE OF PROPERTY OWNER John Strabel DATE Nov 19 2013  
PRINT NAME: John Strabel

7. APPLICANT'S AFFILIATION TO THE PROPERTY OWNER: lease the property 1201 Stephenson Highway

8. OWNER OF SUBJECT PROPERTY:

NAME Joel Nosanchuk

COMPANY \_\_\_\_\_

ADDRESS PO Box 668

CITY Bloomfield Hills

STATE MI

ZIP 48303

TELEPHONE 248-433-1000

E-MAIL jnosanchuk@comcast.net

The undersigned hereby declare(s) under penalty of perjury that the contents of this application are true to the best of my (our) knowledge, information and belief.

The applicant accepts all responsibility for all of the measurements and dimensions contained within this application, attachments and/or plans, and the applicant releases the City of Troy and its employees, officers, and consultants from any responsibility or liability with respect thereto

I, Joel Nosanchuk (PROPERTY OWNER) HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND STATEMENTS CONTAINED IN THE INFORMATION SUBMITTED ARE TRUE AND CORRECT AND GIVE PERMISSION FOR THE BOARD MEMBERS AND CITY STAFF TO CONDUCT A SITE VISIT TO ASCERTAIN PRESENT CONDITIONS.

SIGNATURE OF APPLICANT Marvin Pisarczyk DATE Nov 19 2013

PRINT NAME: Marvin Pisarczyk

SIGNATURE OF PROPERTY OWNER Joel Nosanchuk DATE Nov 19 2013

PRINT NAME: Joel Nosanchuk

# CLARK HILL

Jonathan M. Martone  
T 248 988 1823  
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151 South Old Woodward Avenue  
Suite 200  
Birmingham, Michigan 48009  
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F 248 642.2174

clarkhill.com

November 15, 2013

City of Troy Zoning Board of Appeals  
500 W. Big Beaver Road  
Troy, Michigan 48084

Re: Proposed Setback Variance for 1201 and 1305 Stephenson Highway

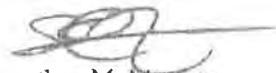
Dear Board Members:

As the concurrently filed Zoning Board of Appeals Application indicates, Witzenmann's requested variances (two 10' variance from side yard setback requirement of Troy Zoning Ordinance 4.15(C)) pertain to two separate, abutting lots/parcels of property located at 1201 and 1305 Stephenson Highway. Each of these lots, and the buildings located thereon, are owned by different individuals and/or entities and are subject to a lease agreement with Witzenmann. Specifically, 1201 Stephenson Highway is owned by Joel Nosanchuk and leased to Witzenmann. 1305 Stephenson Highway is owned by First Industrial Realty Trust, and leased to Witzenmann.

The purpose of this letter is to confirm both owners' approval and consent to the proposed breezeway addition between 1201 and 1305 Stephenson Highway, as well as both owners' approval and consent for Witzenmann to seek two 10' variances from the side yard setback requirement of Troy Zoning Ordinance 4.15(C). Thank you for your time and consideration of this matter. I remain,

Very truly yours,

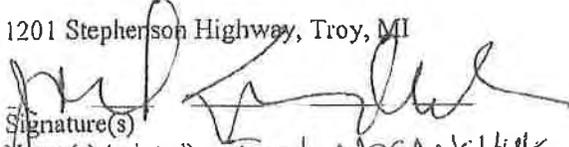
CLARK HILL PLC



Jonathan M. Martone

We hereby consent to the proposed breezeway addition and corresponding requested variance described above.

1201 Stephenson Highway, Troy, MI

Signature(s)   
Name(s) (printed) Joel NOSANCHUK  
Date: 11-19-13

1305 Stephenson Highway, Troy, MI

Signature(s) \_\_\_\_\_  
Name(s) (printed) \_\_\_\_\_  
Date: \_\_\_\_\_

# WITZENMANN

1305 STEPHENSON HIGHWAY  
TROY, MICHIGAN 48083

## ARCHITECT/PLANNER:

**Bowers + Associates, Inc.**  
2400 S. Huron Parkway  
Ann Arbor, Michigan 48104  
Ph: (734) 975-2400  
Fax: (734) 975-2410

## SHEET INDEX:

### ARCHITECTURAL

- TI.00 GENERAL NOTES, CODE REVIEW
- SPI.00 SITE PLAN
- A1.00 FLOOR PLAN, REFLECTED CEILING PLAN, AND ROOF PLAN
- A5.00 EXTERIOR ELEVATIONS
- A6.00 BUILDING SECTION
- SI.00 FOUNDATION PLAN

## GENERAL NOTES

- ALL WORK SHALL BE IN FULL COMPLIANCE WITH APPLICABLE NATIONAL, STATE, AND LOCAL CODES.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF COMPLIANCE WITH CODES AND ORDINANCES APPLICABLE TO ALL PHASES OF THE WORK.
- GENERAL CONTRACTOR TO VERIFY EXISTING CONSTRUCTION AND DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK.
- GENERAL CONTRACTOR SHALL COORDINATE SHUT OFF/START UP OF ALL UTILITIES AND SHALL NOTIFY OWNER'S REPRESENTATIVE OF UTILITIES TO BE SHUT OFF AND EXPECTED DURATION OF UTILITIES DOWN TIME. NOTIFICATION SHALL BE GIVEN IN WRITING A MINIMUM OF 48 HOURS PRIOR TO SCHEDULING UTILITY SHUT OFF/START UP.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND FURNISHING ALL REQUIRED PERMITS AND INSPECTIONS.
- GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY ENCLOSURES, BARRICADES, ETC. AS REQUIRED TO PROTECT ADJACENT OCCUPIED SPACES, COMMON AREAS, ETC. FROM DUST, NOISE, AND DEBRIS ASSOCIATED WITH PERFORMING THE WORK.
- GENERAL CONTRACTOR SHALL MAINTAIN ALL REQUIRED EGRESS ROUTES FREE OF CONSTRUCTION MATERIALS AND DEBRIS. PROVIDE TEMPORARY CLOSURE OF ALL OPENINGS INTO THE REQUIRED EGRESS ROUTES OF EQUAL FIRE RATED CONSTRUCTION DURING WORK AFFECTING REQUIRED EGRESS ROUTES.
- GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN FACILITIES FOR COLLECTION AND STORAGE OF CONSTRUCTION DEBRIS. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED FROM COMMON AREAS AT THE END OF EACH WORK DAY.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL CONSTRUCTION DEBRIS AND CLEANING OF INTERIOR SURFACES, CARPETS TO BE 'VACUUM' CLEAN, 'HARD' FLOORING TO BE MOPPED, WALLS TO BE 'WIPE'D' CLEAN, AND 'WINDOWS' TO BE CLEANED.
- GENERAL CONTRACTOR SHALL COORDINATE WORK OF ALL TRADES.

## DEMO GENERAL NOTES

- PROVIDE TEMPORARY MEANS OF INGRESS AND EGRESS. COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO BEGINNING DEMO WORK.
- REMOVE EXISTING PARTITIONS, FLOORING, AND EQUIPMENT AS INDICATED ON DRAWINGS AND AS DIRECTED BY OWNER'S REPRESENTATIVE.
- REMOVE AND DISPOSE OF ALL ITEMS PER DRAWINGS, SPECIFICATIONS, AND TENANT'S DIRECTION. COORDINATE DISCONNECTION AND REMOVAL OF HVAC AND ELECTRICAL EQUIPMENT AND FIXTURES WITH RESPECTIVE TRADES. ALL MATERIALS ARE TO BE DISPOSED OF BY CONTRACTOR DAILY.
- REMOVE ALL ABANDONED WIRING, CONDUITS, PIPING, DUCTWORK, HANGERS, ETC.
- GENERAL CONTRACTOR TO PROVIDE A FULL-TIME LABORER TO CLEAN-UP DAILY AFTER ALL TRADES. MOVE MATERIALS AND EQUIPMENT AS REQUIRED, AND COMPLETE MISCELLANEOUS TASKS AS DIRECTED BY SUPERINTENDENT AND OWNER'S REPRESENTATIVE.
- CONTRACTOR RESPONSIBLE FOR KEEPING BUILDING SECURE ON A DAILY BASIS.
- PROVIDE AND MAINTAIN SHORING DESIGNED BY A REGISTERED ENGINEER LICENSED BY THE STATE OF MICHIGAN.

## ELECTRICAL NOTES

- ALL WORK SHALL BE IN FULL COMPLIANCE WITH APPLICABLE NATIONAL, STATE, AND LOCAL CODES.
- ALL WORK SHALL COMPLY WITH REQUIREMENTS OF ANS/NFPA-70: NATIONAL ELECTRICAL CODE STANDARDS AND SPECIFICATIONS.
- ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING EXIT SIGNS AND EGRESS LIGHTING. ALL WORK SHALL BE IN FULL COMPLIANCE WITH APPLICABLE NATIONAL, STATE, AND LOCAL CODES.

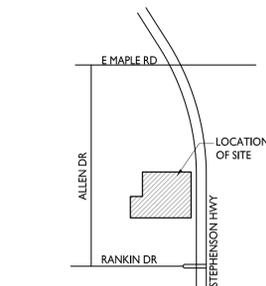
## MECHANICAL NOTES

- ALL WORK SHALL BE IN FULL COMPLIANCE WITH APPLICABLE NATIONAL, STATE, AND LOCAL CODES.
- MECHANICAL CONTRACTOR SHALL PREPARE AND SUBMIT PLANS SHOWING TENANT SUITE PROPOSED HVAC SYSTEMS, DUCTWORK, ASSOCIATED FIXTURES, AND EQUIPMENT TO LOCAL BUILDING DEPARTMENT.
- ALL NEW RIGID DUCTWORK SHALL BE FABRICATED TO SMACNA STANDARDS AND SPECIFICATIONS.
- ALL CONNECTIONS BETWEEN NEW AND EXISTING DUCTWORK SHALL BE FABRICATED TO SMACNA STANDARDS AND SPECIFICATIONS.
- ALL NEW FLEXIBLE DUCTWORK SHALL BE INSULATED.
- ALL NEW RIGID DUCTWORK SHALL BE INSULATED AND LINED.
- PROVIDE AND INSTALL UL LISTED AND APPROVED FIRE DAMPERS AT ALL DUCTS PENETRATING FIRE RATED WALL OR CEILING ASSEMBLIES.
- SPECIFIC PRODUCTS LISTED REFLECT REQUIRED QUALITY AND PERFORMANCE LEVELS ONLY. PRODUCTS OF OTHER MANUFACTURERS MEETING OR EXCEEDING LISTED QUALITY AND PERFORMANCE REQUIREMENTS SHALL NOT BE EXCLUDED FROM INCORPORATION WITHIN THE PROJECT.
- DRAWINGS AND PLANS ARE CONCEPTUAL IN NATURE AND INDICATE ONLY THE GENERAL LAYOUT OF THE MECHANICAL SYSTEM REQUIRED. MECHANICAL CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND SHALL COORDINATE THE ACTUAL MECHANICAL SYSTEM LAYOUT WITH THE WORK OF OTHER TRADES AND FIELD CONDITIONS.

## ABBREVIATIONS:

ABV.	ABOVE
AFF	ABOVE FINISH FLOOR
ADJ.	ADJUSTABLE
AL.	ALUMINUM
ALLUM.	ALUMINUM
ANOD.	ANODIZED
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APPROX.	APPROXIMATE
ARCH.	ARCHITECT
BD.	BOARD
BDRM	BEDROOM
B.F.	BARRIER FREE
BFF	BELOW FINISH FLOOR
BIT	BITUMINOUS
BLDG	BUILDING
BLKG	BLOCKING
B.O.	BOTTOM OF
BOTT.	BOTTOM
BTWN.	BETWEEN
CAB.	CABINET
CJ	CONTROL JOINT
CL.	CLOSET
CLOS.	CLOSET
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC.	CONCRETE
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CPT.	CARPET
C.T.	CERAMIC TILE
D.F.	DRINKING FOUNTAIN
DIA.	DIAMETER
DN.	DOWN
DPFG	DAMP PROOFING
DR.	DOOR
DS	DOWNSPOUT
DWG	DRAWING
EA.	EACH
EJ	EXPANSION JOINT
ELECT.	ELECTRICAL
ELEV.	ELEVATION
EQ.	EQUAL
E.W.	EACH WAY
E.W.C.	ELECTRIC WATER COOLER
EXP	EXPOSED
EX	EXISTING
EXT	EXTERIOR
FD	FLOOR DRAIN
FDN	FOUNDATION
FIN.	FINISH
FXTR.	FIXTURE
FLASH.	FLASHING
FLR.	FLOOR
FRP	FIBERGLASS REINFORCED PANEL
FRPFG	FIREPROOFING
FT.	FOOT, FEET
FTG.	FOOTING
GA.	GAGE
GALV	GALVANIZED
GB	GYPSON BOARD
GFI	GROUND FAULT INTERRUPTER
GL.	GLASS, GLAZING
GYP.	GYPSON
HD	HARDWOOD
HGT	HEIGHT
HM	HOLLOW METAL
HORIZ.	HORIZONTAL
H.P.	HIGH POINT
IN.	INCHES
INC.	INCLUDE, INCLUDING
INSUL	INSULATION, INSULATED
INT.	INTERIOR
ISOL	ISOLATION
J.C.	JANITOR'S CLOSET
KIT	KITCHEN
L.	LENGTH
LAV.	LAVATORY
LBS.	POUNDS
LLM	LONG LEG
MANUF.	MANUFACTURER
MAR.	MARBLE

MAS.	MASONRY
MATL.	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MEMB.	MEMBRANE
MET.	METAL
MEZZ.	MEZZANINE
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MR.	MOISTURE RESISTANT
MTD	MOUNTED
MTL	METAL
NATL.	NATIONAL
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NTS	NOT TO SCALE
O.C.	ON CENTER
O.F.	OVERFLOW
OHDR	OVERHEAD DOOR
OPG	OPENING
OPP.	OPPOSITE
P.E.	PRE-ENGINEERED
PERIM	PERIMETER
PL	PLATE
PLAM.	PLASTIC LAMINATE
PLYWD	PLYWOOD
P.P.T.	PRESERVATIVE PRESSURE TREATED PAIR
PR	PRE-ENGINEERED
PRE-ENG.	PREFABRICATED
PREFAB	PREFINISHED
PREFIN	PROJECT, PROJECTION
PROJ.	PROPOSED/PROPERTY
PROP.	PARTITION
PRTN	PARTITION
P	PAINT
PT	PORCELAIN TILE
QT	QUARRY TILE
R&S	ROD AND SHELF
R.C.	ROOF CONDUCTOR
R.D.	ROOF DRAIN
REFRIG.	REFRIGERATION, REFRIGERATOR
REFIN.	REINFORCED
REINFG	REINFORCING
REQ'D	REQUIRED
RET.	RETARDER
RF	RESILIENT FLOORING
RM.	ROOM
R.T.	RESILIENT TILE
RTNG	RETAINING
S.A.C.	SUSPENDED ACOUSTICAL CEILING
S.A.F.	SPRAY APPLIED FIREPROOFING
S.C.	SEALED CONCRETE
SCHED.	SCHEDULE
SCWD	SOLID CORE WOOD
SH	SHelf
SHW	SHOWER
SHT.	SHEET
SIM	SIMILAR
SPEC.	SPECIFICATION
SQ.	SQUARE
SS	STAINLESS STEEL
STD.	STANDARD
STL	STEEL
ST. STL.	STAINLESS STEEL
STRUCT.	STRUCTURE
SUPP.	SUPPORT, SUPPORTED
SUSP.	SUSPENDED
SV.	SHEET VINYL
T&G	TONGUE AND GROOVE
TH.	THRESHOLD
TEL.	TELEPHONE
THK	THICKNESS, THICK
T.O.	TOP OF
T.O.S.	TOP OF STEEL
TRANSF.	TRANSFORMER
TYP.	TYPICAL
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
V.	VERTICAL
VB	VINYL BASE
VERT.	VERTICAL COMPOSITE TILE
WVC	VINYL WALL COVERING
W.C.	WATER CLOSET
WD	WOOD
W.W.F.	WELDED WIRE FABRIC
W.W.M.	WELDED WIRE MESH



LOCATION MAP  
NO SCALE

## BUILDING CODE REVIEW

APPLICABLE BUILDING CODE: 2009 Michigan Building Code/			
BUILDING CODE	SECTION	REQUIRED/ALLOWED	PROVIDED/ACTUAL
Jurisdiction:			Troy, Michigan
Building Location:			1305 Stephenson Highway
Building Description:			Pedestrian Walkway between 2 Existing Bldgs
Building Use Group:	304.1	F-1: Factory Group	
Minimum Construction Type:	T-601	Type IIB	
Floor Area:	T-503	F-1: 2 Stories, 15,500 S.F.	
Allowable Area Increase:	506.1	Frontage Increase= 50%, Sprinkler Increase = 300%, Conversion Factor = 4.5	882 S.F. Addition F-2
		Adjusted allowable area = 69,750 s.f. (F-2)	(±47,069 S.F. F-2 existing Building 1; ±54,792 S.F. F-2 existing Building 2)
Automatic Sprinkler System	903.2.7		Extend existing Sprinkler into walkway
Number of Exits:	T-1021.2	1 Exit Required	1 Provided
Travel Distance:	T-1016.1	250' w/ sprinkler	55'
Pedestrian Walkway:	3104	Pedestrian Walkway connects 2 separate buildings	
	3104.5	Separate by 2 hour fire barrier unless supplied with sprinkler system	Fire shutter provided at Bldg 2 with 2 hr Barrier that wets interior interior surface of wall.
		2 hour barrier to extend 10' horizontally from walkway.	Water wall to be provided at Bldg 1.
		1 1/2 hour rating on openings at 2 hour barrier	

**BOWERS ASSOCIATES**  
ARCHITECTURE DESIGN  
2400 SOUTH HURON PARKWAY • ANN ARBOR, MI 48104  
P: 734.975.2400 • F: 734.975.2410  
WWW.BOWERSARCH.COM

CONSULTANT + NAME

PROJECT + INFORMATION

**WITZENMANN**  
1305 Stephenson Highway  
Troy, MI 48083

PROJECT + NUMBER

13-606

ISSUE + DATE

3 OCT 2013 REVIEW  
7 OCT 2013 BIDDING

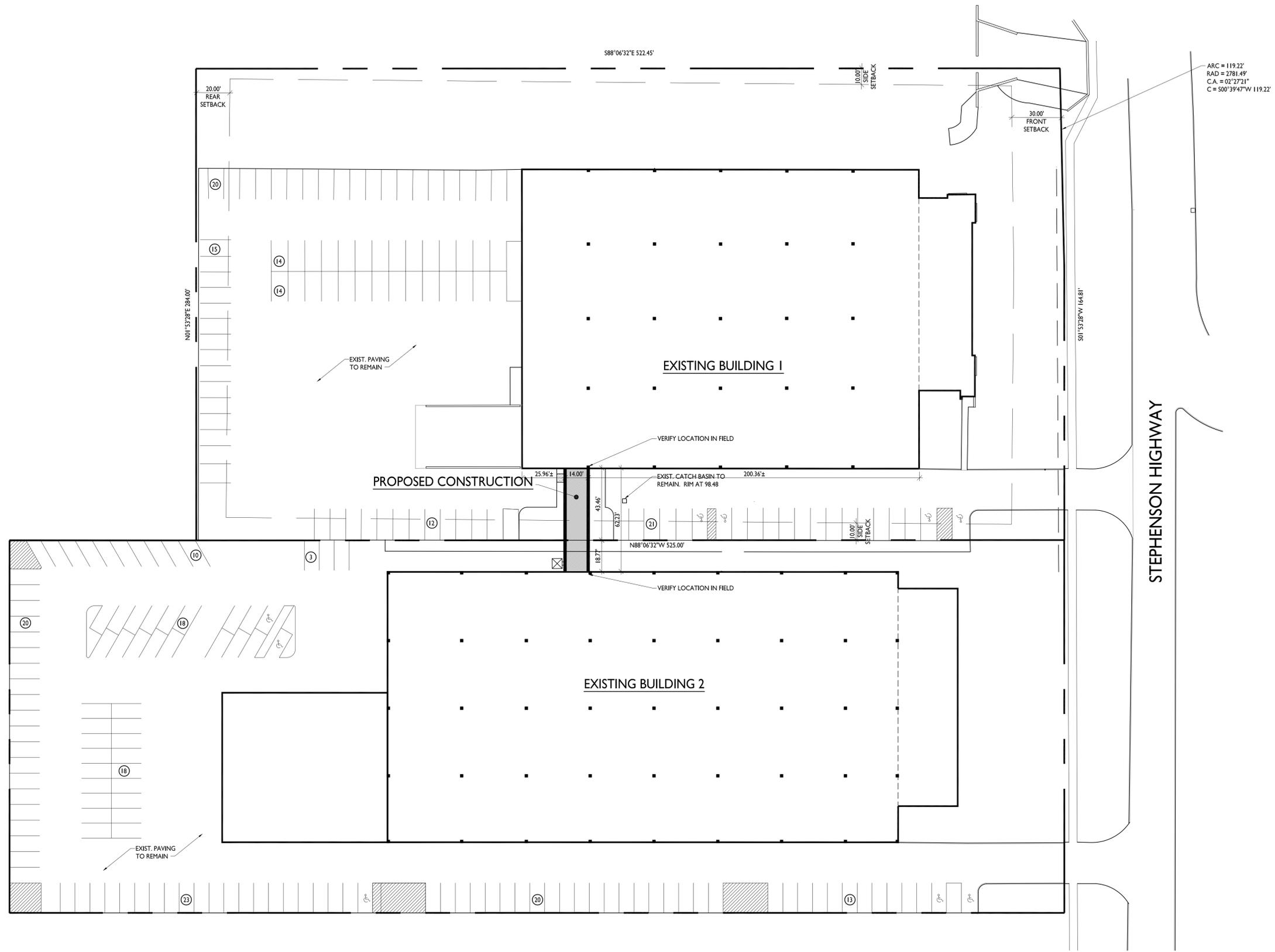
SHEET + TITLE

GENERAL NOTES  
CODE REVIEW

13606mast.dwg

SHEET + NUMBER

T1.00



ARC = 119.22'  
 RAD = 2791.49'  
 C.A. = 02°27'21"  
 C = 500'39'47"W 119.22'

**PRELIMINARY SITE PLAN**  
 SCALE: 1" = 30'-0"

**BOWERS ASSOCIATES**  
 ARCHITECTURE DESIGN  
 2400 SOUTH HURON PARKWAY • ANN ARBOR, MI 48104  
 P: 734.975.2400 • F: 734.975.2410  
 WWW.BOWERSARCH.COM

CONSULTANT + NAME

PROJECT + INFORMATION  
**WITZENMANN**  
 1305 Stephenson Highway  
 Troy, MI 48063

PROJECT + NUMBER  
**13-606**

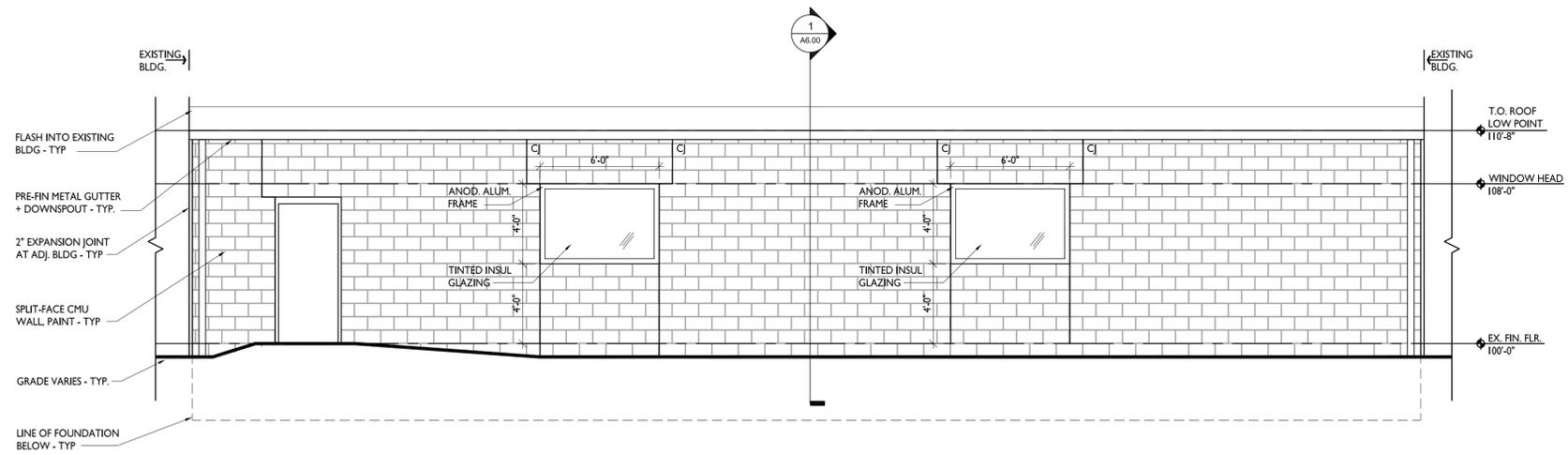
ISSUE + DATE  
 7 OCT 2013 BIDDING

SHEET + TITLE  
 SITE PLAN  
 13606z100.dwg

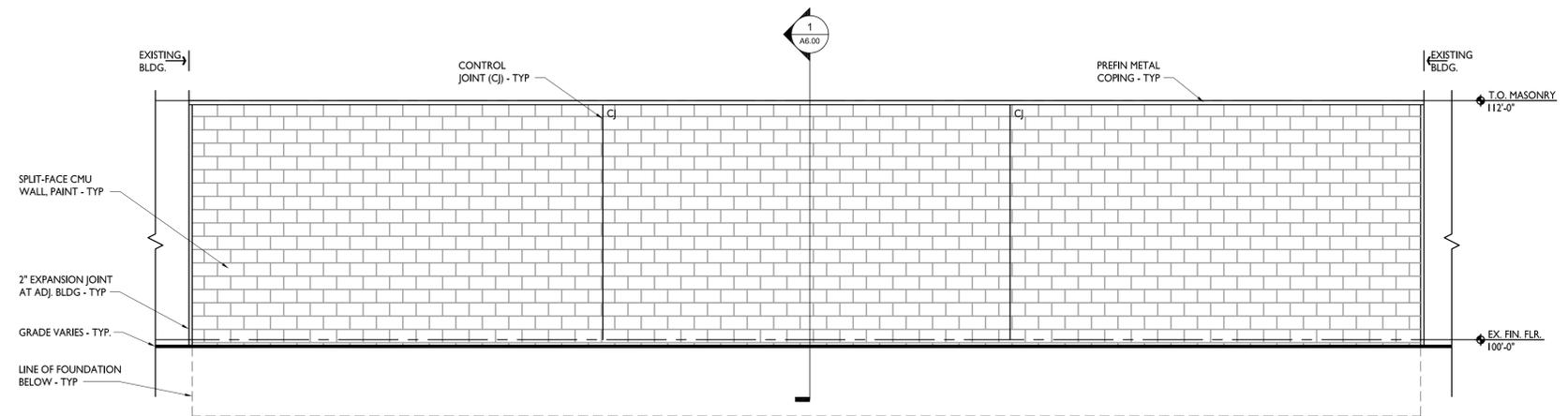
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**SP1.00**

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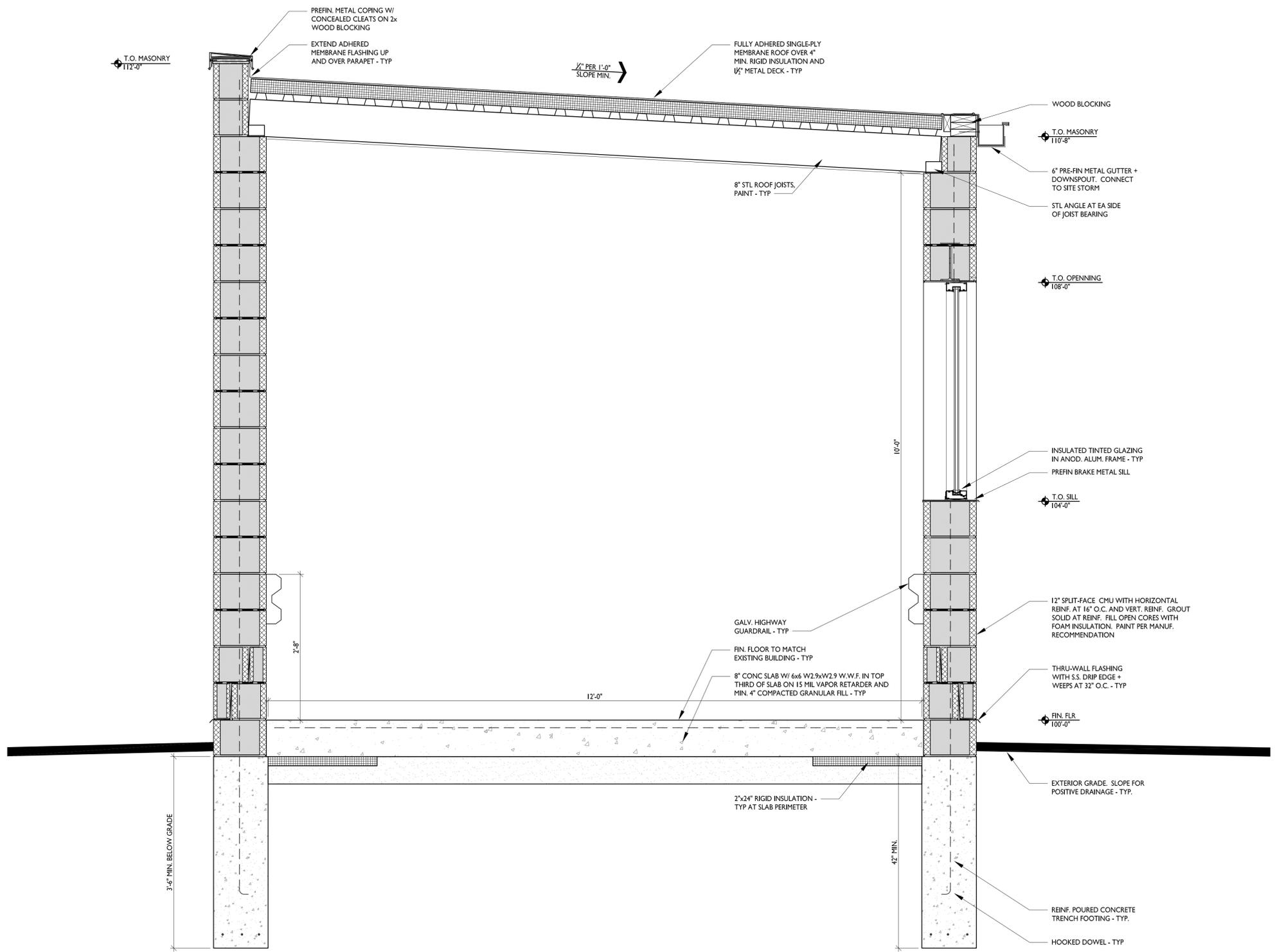


1  
A6.00  
WEST ELEVATION  
SCALE: 1/4" = 1'-0"

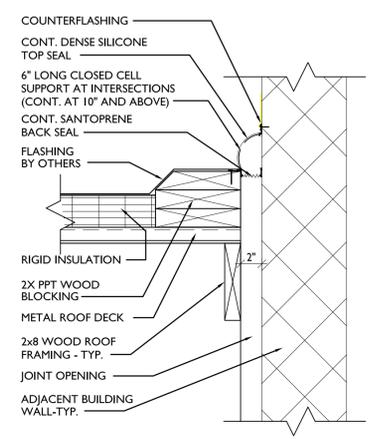


2  
A6.00  
EAST ELEVATION  
SCALE: 1/4" = 1'-0"

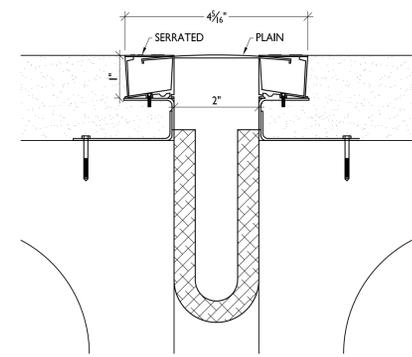
NOTE: VERIFY EXIST. BUILDING FINISH FLOOR HEIGHTS. LINK FINISH FLOOR TO MATCH ADJACENT BUILDING FINISH FLOOR. NOTIFY ARCHITECT OF ANY DISCREPANCY.



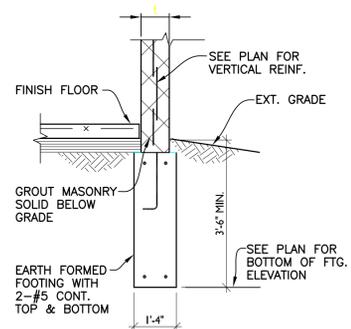
**1 BUILDING SECTION**  
 SCALE: 1" = 1'-0"  
 A6.00 | A1.00 | A3.00 | A5.00



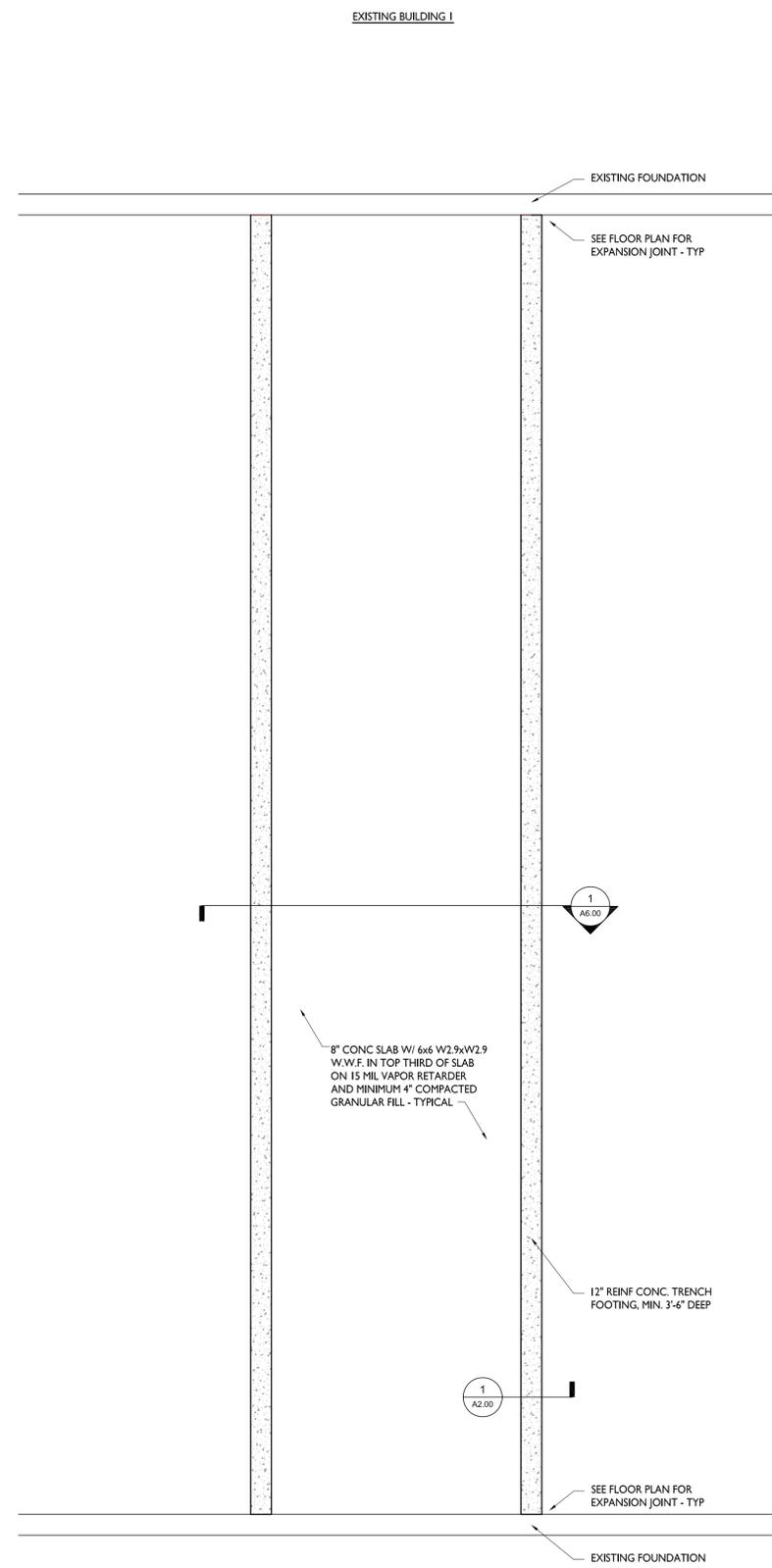
**2 ROOF EXP. JOINT DETAIL**  
 SCALE: 1" = 1'-0"  
 A6.00 | A1.00 | A5.00



**3 FLR. TO FLR. EXP. JOINT DETAIL**  
 SCALE: 6" = 1'-0"  
 A6.00 | A1.00 | A5.00



**1**  
S1.00  
**TYPICAL EXTERIOR WALL PAD FOOTING**  
SCALE: 1/2" = 1'-0"



**1**  
A2.00  
**FOUNDATION PLAN**  
SCALE: 1/2" = 1'-0"

Google

To see all the details that are visible on the screen, use the "Print" link next to the map.

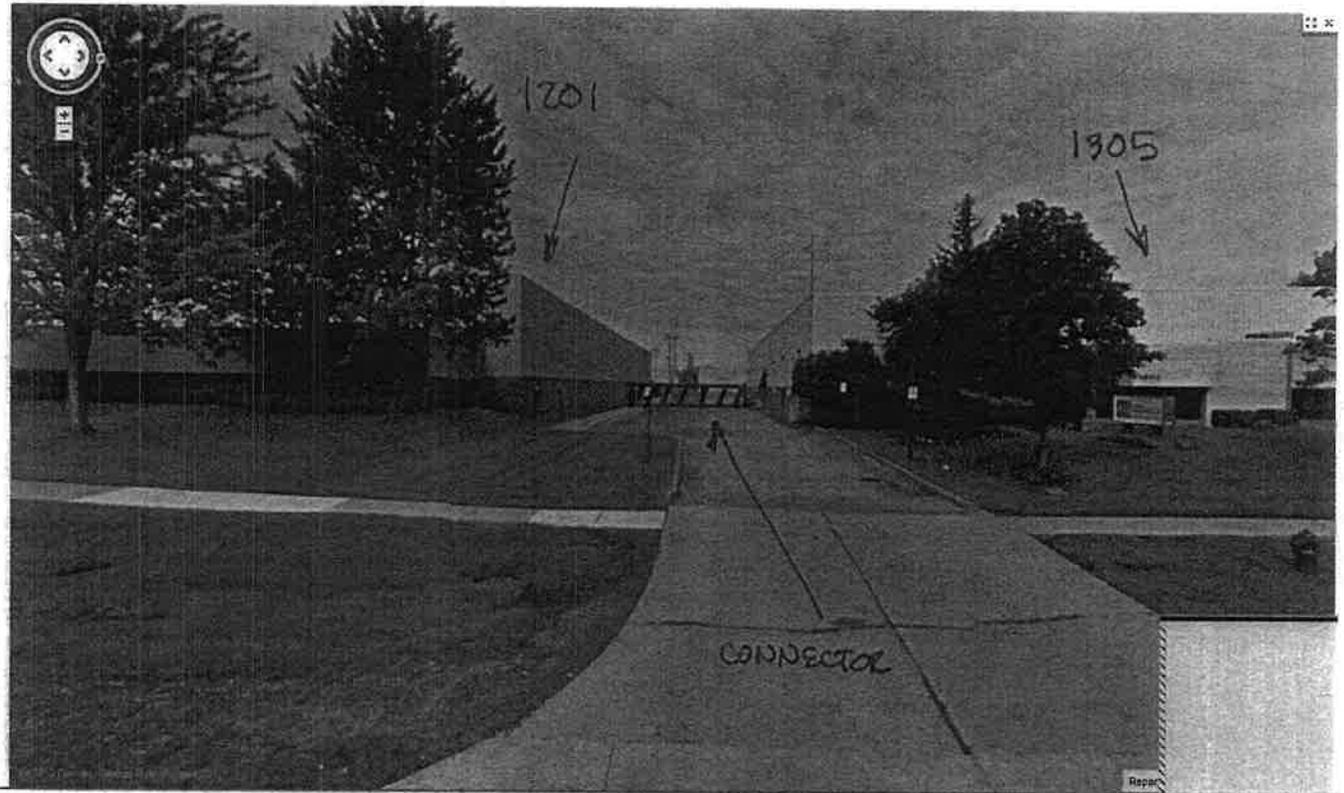
1305



1201

Google

To see all the details that are visible on the screen, use the "Print" link next to the map.



**STATEMENT OF PRACTICAL DIFFICULTY****VARIANCE REQUEST**

The applicant, Witzenmann seeks two non-use (dimensional) variances from Section 4.15(C) of the City of Troy Zoning Ordinance to reduce side yard setback, for two abutting properties (1201 and 1305 Stephenson Highway ), from 10 feet to 0 feet (variance of 10 feet per lot) to allow for the construction of a 62 foot long by 14 foot wide "breezeway" addition adjoining the two existing buildings to allow for uninterrupted access between the contiguous buildings.

**BACKGROUND/HISTORY OF THE PROJECT*****Witzenmann***

With its corporate roots dating back to 1885, Witzenmann USA is a global leader in the design and manufacturing of flexible metal components, such as metal hoses, expansion joints, and metal exhaust bellows used in automotive manufacturing. As a result of its success in the industry, Witzenmann has experienced significant growth in its operations and workforce over the past several years, which includes investments in additional facilities.

***Witzenmann's move into Troy***

Within past three years, Witzenmann has relocated its facilities to the City of Troy, where it currently employs 152 individuals full time. As part of its relocation to Troy, Witzenmann entered into two long-term lease agreements with two separate landlords for two contiguous industrial buildings located at 1201 and 1305 Stephenson Highway, respectively (hereinafter collectively the "Properties"). Witzenmann currently operates its automotive supply manufacturing operations out of the Properties and is currently in negotiations to lease a third facility within the City of Troy for its research and development, sales, engineering and warehouse operations. Due to Witzenmann's success in the marketplace, its business continues to grow necessitating its need to expand its operations facilities.

***Proposed Breezeway Project***

In response to growing concerns regarding its business's efficiencies and productivity, Witzenmann began efforts to address its need to expand its operations facilities' capabilities, including streamlining its transportation and delivery of certain parts within the two buildings located on the Properties. Specifically, as a result of the lack of connectedness between the two buildings, in order to transport parts from one building to the other, Witzenmann is forced to load

parts onto trucks at this 1201 Stephenson location and drive, by way of Stephenson Highway, to the other facility located in the immediately abutting parcel at 1305 Stephenson Highway. Once at the other building, Witzenmann has to unload the parts from the truck and bring them into its other facility. This practice results in significant additional time and costs (tangible and intangible) associated with its manufacturing processes.

Witzenmann seeks to remedy the inefficiency and added expense described above by creating a breezeway addition that connects the two buildings. This addition would enable the seamless transition and delivery of parts from one facility to the next, without the need to load and unload multiple trucks a day.

### **VARIANCE REVIEW STANDARDS**

***Whether exceptional characteristics of the property for which the variance is sought make compliance with dimensional requirements substantially more difficult than would be the case for the great majority of properties in the same zoning district.***

As an initial matter, it's important to note that, as in all variances, the principal review standard is whether the variance is needed to relieve a practical difficulty caused by the unique conditions present on the property. To this end, unlike the properties bordering on the North and South, the Properties are both too shallow in depth (from Stephenson Highway) to permit the expansion or construction of another facility without violating the rear setback requirements. Moreover, given that the parcels directly abutting the Properties to the West are both developed and built upon, it is not possible for Properties to be expanded into these rear lots. As a result, the property owners cannot, in a practical or pragmatic manner, expand the use and utility of the existing structures, thereby diminishing the economic potential of the lots. Consequently, the economic utility of the Properties is diminished and, in an industrial-zoned district where a large percentage of the properties are leased, there is a corresponding lack of marketability and depressed lease rates.

***Whether the characteristics which make compliance with dimensional requirements difficult are related to the premises for which the variance is sought, and not some other location.***

Both requested variances directly relate and seek to attenuate the characteristics of each respective lot which create the aforementioned practical difficulties.

***Whether the characteristics which make compliance with dimensional requirements difficult are not of a personal nature.***

The characteristics which make compliance difficult are not of a personal nature, rather they are due to the original shape of each parcel.

***Whether the characteristics which make compliance with dimensional requirements difficult have not been created by the current or a previous owner.***

The characteristics which make compliance difficult have not been created by the current or a previous owners, rather they are due to the original shape of each parcel.

***Whether the proposed variance will be harmful or alter the essential character of the area in which the property is located.***

The proposed breezeway addition will not diminish the essential character of the area in which the Properties are located, which is largely industrial zoned, for several reasons. First, the proposed addition will be situated nearly 300 feet back from Stephenson Highway, making it nearly imperceptible to the surrounding properties or individuals traversing the public road. Second, the proposed addition will actually complement each of Witzenmann's two buildings, as it will be aesthetically pleasing and creates an ambiance of uniformity between the two structures. Third, the proposed addition will eliminate the necessity for Witzenmann to have to deliver parts between its two structure by way of traveling on Stephenson Highway, thereby reducing traffic and congestion on public roads. Finally, connecting the two structures will increase the economic utility of the Properties, and enhance the surrounding area by virtue of increasing property values and lease rates.

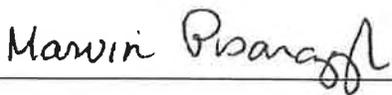
***Whether the proposed variance will impair an adequate supply of light and air to adjacent property, unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety.***

The proposed breezeway addition will not impair an adequate supply of light and air to adjacent properties, rather it will have a negligible physical impact given its location nearly 300 feet back from Stephenson Highway. Moreover, given that the proposed addition would connect and span the gap between the two structures located on 1201 and 1305 Stephenson Highway, the addition will not encroach upon the air space of the adjacent properties whatsoever. Importantly, the proposed addition will actually diminish congestion in public streets as it would eliminate the necessity for Witzenmann to have to deliver parts between its two structure by way of traveling on Stephenson Highway. Finally, the proposed addition will not result in an increase of danger of fire or otherwise endanger the public safety as the structure will be built safely and up to code in all other material ways. To this end, the projected costs associated with this addition exceeds \$120,000, a considerable investment in the structures.

***Whether the proposed variance will unreasonably diminish or impair established property value within the surrounding area or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the City.***

The proposed breezeway addition will actually increase the established property values in several ways. First, by connecting the two structures and increasing the economic utility of the Properties, the proposed addition will enhance the surrounding area by virtue of increasing property values and lease rates. Second, by permitting the proposed addition, Witzenmann will be in a position to execute long-term extensions of its respective lease agreements, thereby creating continual occupancy of buildings, which will likewise increase property values and lease rates. Third, the proposed addition will actually diminish congestion in public streets as it will eliminate the necessity for Witzenmann to have to deliver parts between its two structure by way of traveling on Stephenson Highway, thereby improving the public health, safety, comfort and welfare of the citizens of Troy. Lastly, permitting the proposed addition and expansion of its facilities will allow for Witzenmann to continue its growing investment within the city of Troy. Again, Witzenmann currently operates two facilities in Troy and is in negotiations to acquire a third Troy location. To date, the City of Troy has been very helpful in encouraging business development and review of this Zoning Board of Appeals' decisions for the past several years on variance requests to permit business expansion has confirmed the same. Witzenmann's continued investment in Troy translates directly to tax revenue for the City and a positive spillover effect for business and services located nearby.

Without the ability to move forward with the proposed addition, Witzenmann will be forced to reconsider its operations, including the location of its facilities and may likely relocate out of the City of Troy into a structure that accommodates its growing needs.



Marvin Pisarczyk  
Managing Director  
Witzenmann USA  
November 19, 2013

4. HEARING OF CASES

- C. VARIANCE REQUEST, BRANDON MULLER for CLARK HILL PCL, 268-388 JOHN R –  
In order to construct parapet walls, a 5 foot variance to the required maximum 30 foot height limit.

ZONING ORDINANCE SECTION: 4.13 (C) CB Zoning District





## ZONING BOARD OF APPEALS APPLICATION

CITY OF TROY PLANNING DEPARTMENT  
500 W. BIG BEAVER ROAD  
TROY, MICHIGAN 48084  
PHONE: 248- 524-3364  
E-MAIL: [evanspm@troymi.gov](mailto:evanspm@troymi.gov)



FEE \$150.00  
<http://troymi.gov/Government/Departments/CodeEnforcement.aspx>

THE ZONING BOARD OF APPEALS MEETS THE **THIRD TUESDAY OF EACH MONTH AT 7:30 P.M. AT CITY HALL.** PLEASE FILE A COMPLETE APPLICATION AND FEE, AT LEAST **27 DAYS BEFORE** THE MEETING DATE.

1. ADDRESS OF THE SUBJECT PROPERTY: 268-388 John R. Road (excluding 300 John R. Road)
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 20-36-351-008
3. ZONING ORDINANCE SECTIONS RELATED TO THE REQUEST: 4.13.C.
4. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: No.
5. APPLICANT:  
NAME Brandon Muller  
COMPANY Clark Hill PLC  
ADDRESS 151 South Old Woodward Avenue, Suite 200  
CITY Birmingham STATE Michigan ZIP 48009  
PHONE (248) 988-5878  
E-MAIL bmuller@clarkhill.com  
AFFILIATION TO THE PROPERTY OWNER: Attorney

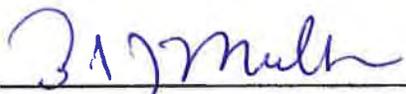
6. PROPERTY OWNER:

NAME UrbanCal Oakland Plaza, LLC  
COMPANY Urban Retail Properties, LLC  
ADDRESS 111 E. Wacker Drive, Suite 2400  
CITY Chicago STATE Illinois ZIP 60601  
TELEPHONE (248) 585-4114  
E-MAIL lightp@urbanretail.com

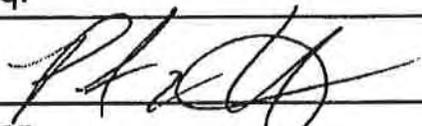
The undersigned hereby declares under penalty of perjury that the contents of this application are true to the best of my (our) knowledge, information and belief.

The applicant accepts all responsibility for all of the measurements and dimensions contained within this application, attachments and/or plans, and the applicant releases the City of Troy and its employees, officers, and consultants from any responsibility or liability with respect thereto.

I, Brandon Muller (APPLICANT) HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS CONTAINED IN THE INFORMATION SUBMITTED ARE TRUE AND CORRECT AND GIVE PERMISSION FOR THE BOARD MEMBERS AND CITY STAFF TO ENTER THE PROPERTY TO ASCERTAIN PRESENT CONDITIONS.

APPLICANT SIGNATURE  DATE 11/20/13

PRINT NAME: Brandon Muller, Esq.

PROPERTY OWNER SIGNATURE  DATE 11/20/13

PRINT NAME: Peter Light, Manager

Failure of the applicant or their authorized representative to appear before the Board as scheduled shall be cause for denial or dismissal of the case with no refund of fees. If the person appearing before the Board is not the applicant or property owner, signed permission must be presented to the Board.

The applicant will be notified of the time and date of the hearing by first class mail.

## **STATEMENT OF PRACTICAL DIFFICULTY**

The subject property has been developed and is being used as a multi-tenant retail center. It is situated at the northeast corner of 14 Mile Road and John R. Road and is zoned (CB) Community Business. Pursuant to Section 4.13.C. of the City of Troy Zoning Ordinance, the maximum allowable building height in CB zoning districts is thirty (30) feet.

The owner desires to make exterior storefront improvements to the center by renovating the facade of certain space leased by T.J. Maxx as well as the façade of certain vacant space situated to the south of the T.J. Maxx space. The changes are in large part to accommodate the needs of national retail tenants, such as T.J. Maxx, who have developed distinct brand identity and building prototypes since first renting with the center.

It is intended that the proposed improvements will (i) complement the overall character of the center and the district; (ii) freshen, update and enhance the look of the exterior of the center; (iii) incorporate additional architectural design variations to ensure that the exterior of the center is visually appealing and is not monotonous in appearance; and (iv) improve the visibility of the center, thereby benefitting the businesses of all tenants of the center.

Plans for the proposed improvements have been prepared and the owner believes that such plans are consistent with and further the intent outlined above. The plans are compliant with the CB zoning district requirements in all respects, except that the maximum allowable building height of thirty (30) feet will be exceeded by five (5) feet, resulting in a maximum building height of thirty-five (35) feet for both the T.J. Maxx space and the vacant space situated to the south of the T.J. Maxx space.

The owner believes that the foregoing variance will improve visibility of the center from within the subject property. While the variance will not increase the visibility of the center from the major thoroughfares of 14 Mile Road or John R. Road, it will increase visibility internal to the subject property. There are numerous mature trees within the center that contribute to the beauty of the center greens space; however, these trees obstruct the visibility of the center. The variance is a favorable alternative to trimming the trees in order to improve visibility. Improved visibility will result in increased business to tenants within the center, thereby improving the ability to lease the center to new tenants.

The owner is confident that an approval of the foregoing variance will positively impact the surrounding area by increasing business and property values. The owner does not believe that an approved variance would in any manner impair the supply of light and air to adjacent properties due to the small extent of the requested height increase. Nor would an approved variance increase the congestion on public streets because it is solely a vertical, rather than a horizontal, improvement. Additionally, because the storefront improvements will be constructed in compliance with the City of Troy Zoning Ordinance and all applicable laws, an approved variance would not endanger public safety or harm public health, safety, comfort, morals or welfare.

As outlined in this statement, the extent of the variance request is relatively small and it is improbable that the approval of such request would negatively impact adjacent properties or the public; rather, the approval of such request would create numerous material benefits to adjacent properties, the public and to tenants of the center. Accordingly, the owner is hopeful that the Zoning Board of Appeals will grant a five (5) foot height variance for the T.J. Maxx space and the vacant space situated to the south of the T.J. Maxx space.

## **EXPLANATION OF VARIANCE REQUEST**

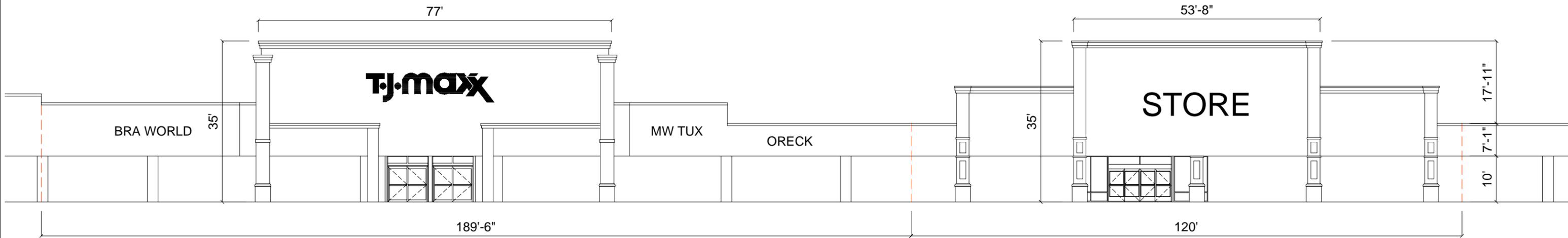
The owner, UrbanCal Oakland Plaza, seeks two non-use (dimensional) variances from Section 4.13.C. of the City of Troy Zoning Ordinance. In particular, the owner desires to make exterior storefront improvements to the center by renovating the facade of certain space leased by T.J. Maxx as well as the facade of certain vacant space situated to the south of the T.J. Maxx space.

The location of the proposed improvement is Oakland Plaza, which along with its brethren properties Oakland Mall and Oakland Square (collectively, the "Oakland Centers") total two million square feet of regional shopping center retail space. The Oakland Centers have a family-friendly atmosphere and a wide selection of stores, with great access and visibility from major thoroughfares Interstate 75, 14 Mile Road, and John R. Road. The Oakland Centers' central location in the tri-county shopping district continues to make it a powerful retail destination today and will continue to do so into the future.

Oakland Mall was built in the sixties, and the Oakland Centers have been a vital, contributing part of the City of Troy for decades. More recently, in 2007, the Oakland Centers were acquired by a retail joint venture relationship between Urban Retail Properties and the California State Teachers' Retirement System. The venture was formed to look for value-added development and acquisition opportunities in retail centers such as the Oakland Centers. Since the acquisition, ownership has been committed to improving both the customer and tenant experience, and as any visitor to the locations will recognize, efforts to this end are beginning to bear fruit.

This project is part of that trajectory. Ownership seeks to accommodate loyal, successful tenants to meet their retail development needs. In this instance, a tenant that has flourished commercially since first opening in Oakland Plaza is in need of a facade redesign to match that of its corporate template and branding requirements.

# **ELEVATION DRAWING**

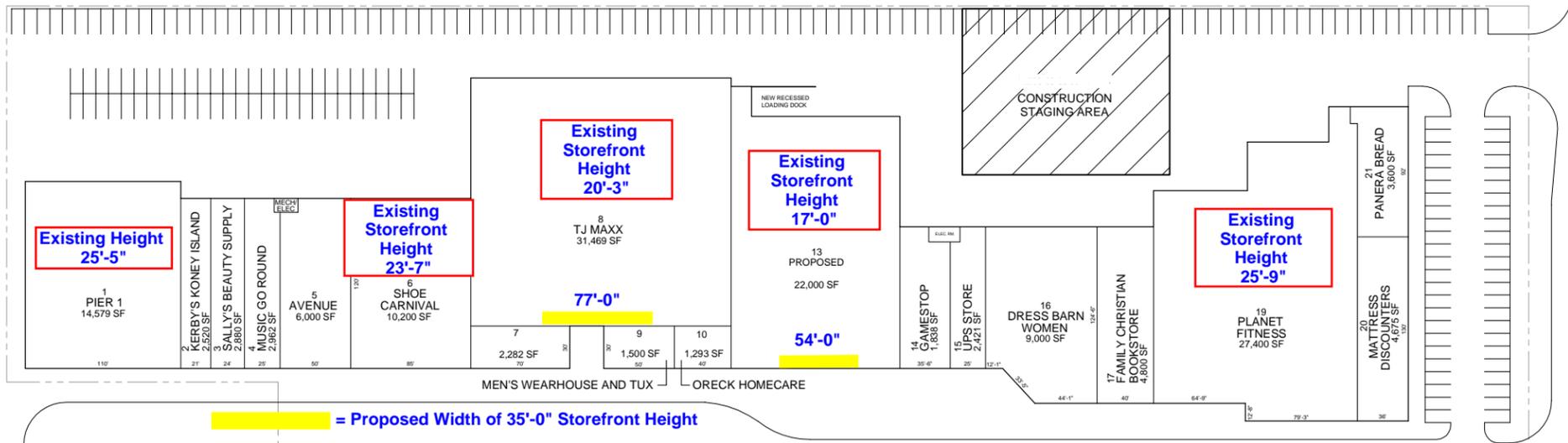


# PROPOSED ELEVATION

OAKLAND PLAZA

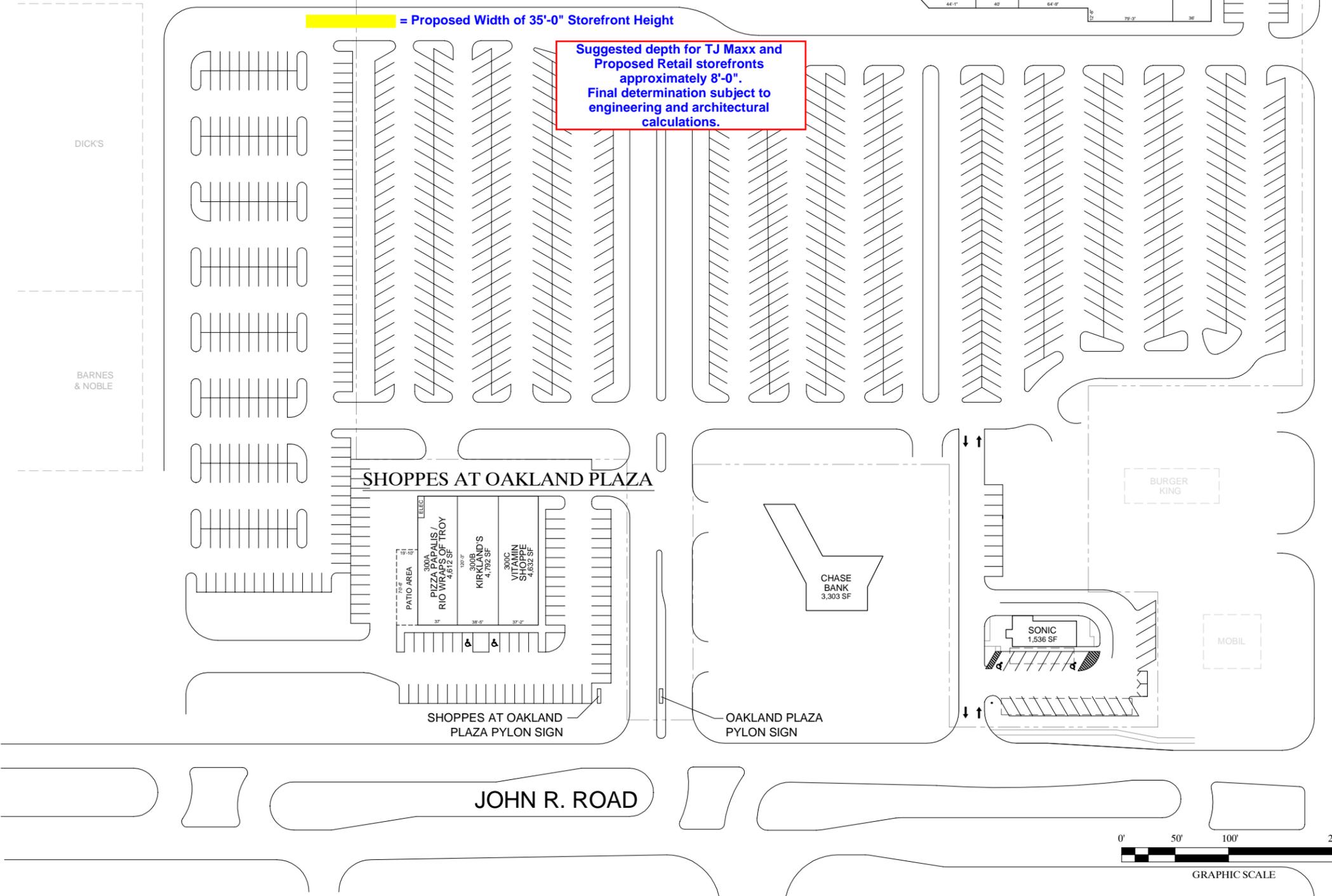
11/15/13

# **EXISTING PLOT PLAN**



**= Proposed Width of 35'-0" Storefront Height**

**Suggested depth for TJ Maxx and Proposed Retail storefronts approximately 8'-0". Final determination subject to engineering and architectural calculations.**



# OAKLAND PLAZA

TROY, MI 48083

**LEASE PLAN**

LEASING & MANAGEMENT AGENTS:

**URBAN**

RETAIL PROPERTIES, LLC.

111 East Wacker Drive  
Suite 2400  
Chicago, Illinois 60601  
312-915-2000

SEPT. 2013

# OAKLAND PLAZA

## TROY, MI 48083

Mall and Tenant Building  
(Gross Leasable Area)

TOTAL MALL GLA 161,794 SF

### LEASE PLAN

LEASING & MANAGEMENT AGENTS:

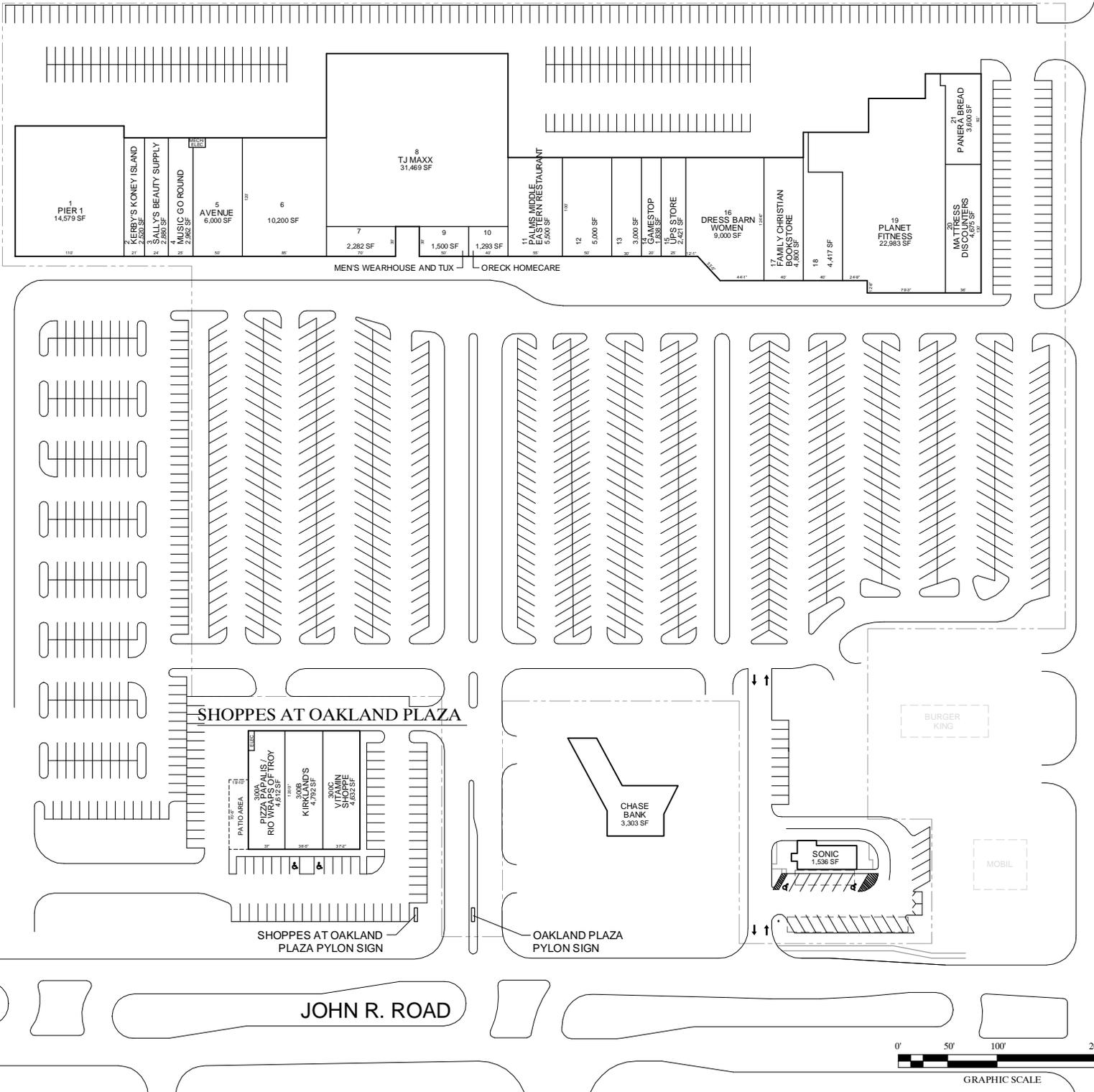
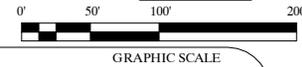
**URBAN**



111 East Wacker Drive  
Suite 2400  
Chicago, Illinois 60601  
312-915-2000

JAN. 2013

14 MILE ROAD



DICK'S

BARNES & NOBLE

SHOPPES AT OAKLAND PLAZA

SHOPPES AT OAKLAND PLAZA PYLON SIGN

OAKLAND PLAZA PYLON SIGN

JOHN R. ROAD

1 PIER 1  
14,579 SF

2 KERRY'S KONEY ISLAND  
2,620 SF

3 SALLY'S BEAUTY SUPPLY  
2,280 SF

4 MUSIC GO ROUND  
2,962 SF

5 AVENUE  
6,000 SF

6 10,200 SF

7 2,282 SF

8 TJ MAXX  
31,469 SF

9 1,500 SF

10 1,293 SF

11 PALMS MIDDLE EASTERN RESTAURANT  
5,500 SF

12 5,000 SF

13 3,000 SF

14 HANESTOP  
2,422 SF

15 SSS STORE  
2,422 SF

16 DRESS BARN WOMEN  
9,000 SF

17 FAMILY CHRISTIAN BOOKSTORE  
4,243 SF

18 4,417 SF

19 PLANET FITNESS  
22,883 SF

20 3,960 SF

21 PANERA BREAD  
3,960 SF

22 4,676 SF

300A  
RIVA CASALE TROY  
4,812 SF

300B  
KIRKLAND'S  
4,792 SF

300C  
VITAMIN SHOPPE  
4,622 SF

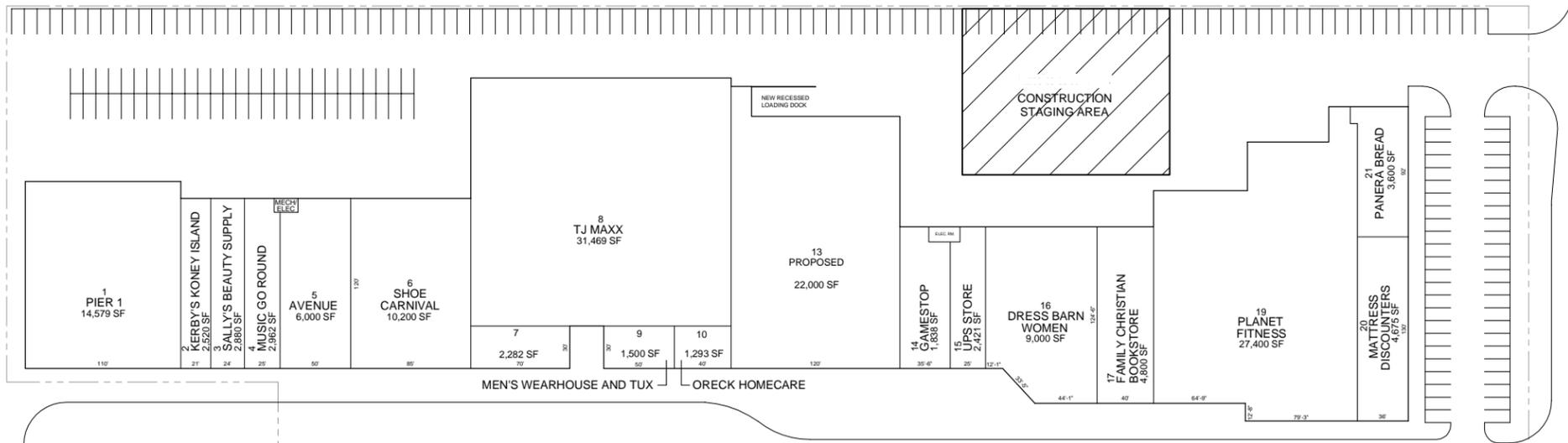
CHASE BANK  
3,303 SF

SONIC  
1,536 SF

BURGER KING

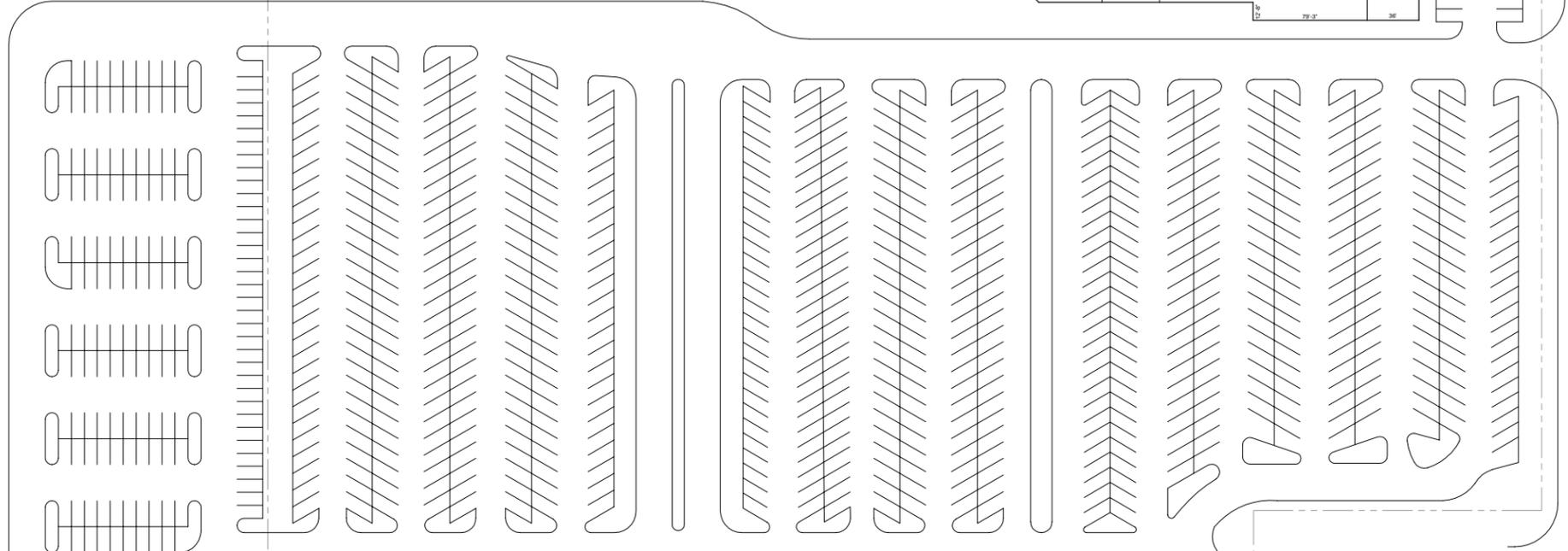
MOBIL

# **REDESIGNED PLOT PLAN**

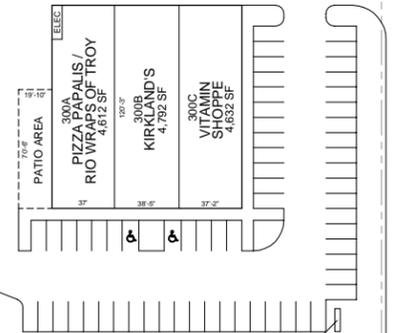


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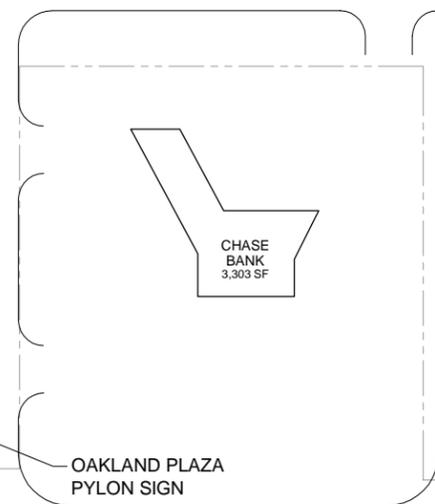
BARNES & NOBLE



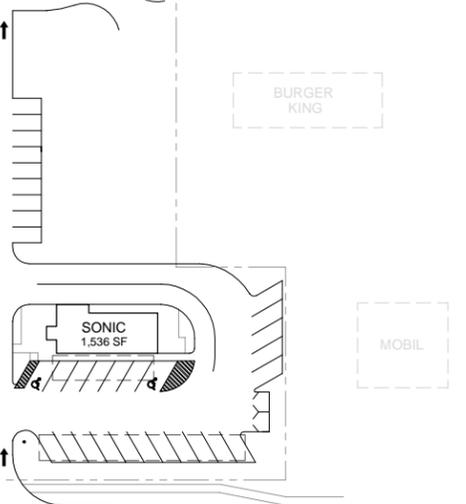
**SHOPPES AT OAKLAND PLAZA**



SHOPPES AT OAKLAND PLAZA PYLON SIGN



OAKLAND PLAZA PYLON SIGN



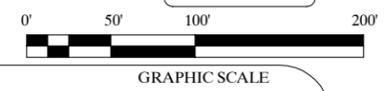
SONIC  
1,536 SF

MOBIL

BURGER KING

14 MILE ROAD

JOHN R. ROAD



# OAKLAND PLAZA

TROY, MI 48083

**LEASE PLAN**

LEASING & MANAGEMENT AGENTS:



111 East Wacker Drive  
Suite 2400  
Chicago, Illinois 60601  
312-915-2000

SEPT. 2013

# **SURVEY SHOWING SETBACKS FROM PROPERTY LINES**



# **CURRENT PHOTOS**





# **REDESIGNED FACADE**



TJ-maxx

MEN'S WEARHOUSE  
AND TUX

COMING  
SOON

**TJ·maxx**

**MEN'S WEARHOUSE  
AND TUX**



**COMING  
SOON**



400 JOHN R. ROAD LLC  
1 Executive Drive  
Edgewood, New York 11717  
(631) 242-6300

RECEIVED

DEC 12 2013

PLANNING

Federal Express

December 11, 2013

Planning Department  
City of Troy  
500 W. Big Beaver  
Troy, Michigan 48084

Re: Location 268-388 John R  
Zoning Ordinance Section 4.13 (C ) CB Zoning District  
Applicant: Brandon Muller For Clark Hill PLC  
Property Owner: UrbanCal Oakland Plaza, LLC.

Gentlemen:

We own the shopping center at 400 John R. Road, Troy, Michigan, which abuts 266-388 John R.

Since our offices are in New York, we are unable to attend the Zoning Board of Appeals of the City of Troy Public Hearing on December 17, 2013, on the referenced item.

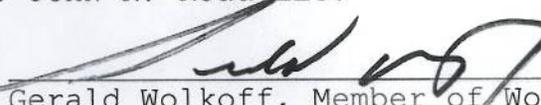
We are writing to request that you deny this application for a 5 foot variance to the required maximum 30 foot height limit because any increase in the height of this property will have the effect of "dwarfing" the buildings on our adjacent property.

In addition, the applicant and the undersigned are parties to that certain Reciprocal Construction Operating and Easement Agreement, dated June 19, 1973, as amended, and recorded against our respective properties (the "RCOE"), which RCOE limits the buildings to one story in height and not more than a total height of thirty (30) feet.

For the foregoing reasons, we request that you deny the subject application for a variance.

Sincerely,  
400 JOHN R. Road LLC.

By

  
Gerald Wolkoff, Member of Wolpal Associates L.P.

4. HEARING OF CASES

- D. ZONING ORDINANCE INTERPRETATION, 4924 ROCHESTER – To interpret whether the proposed principal use of property constitutes a community center, a club, place of worship, or some other use under the City's Zoning Ordinance.

ZONING ORDINANCE SECTION: 15.04 (B and D)



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ROCHESTER ROAD

GLASER



(R-1C)

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(NN)

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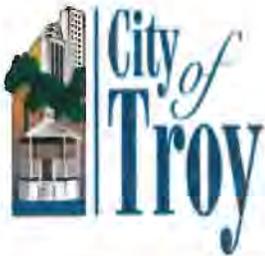
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4755

4792

(O)

*Original*



**TO:** Members of the Zoning Board of Appeals  
**FROM:** Julie Quinlan Dufrane, Assistant City Attorney *JQD*  
**DATE:** November 19, 2013  
**SUBJECT:** Information regarding Request for Interpretation

---

At the next scheduled meeting of the Zoning Board of Appeals, you will be asked to interpret the City's Zoning Ordinance. Interpreting the City's Ordinance is not something that is commonly requested of the Board, therefore, this memo provides you with information concerning your authority to consider the issue, the procedure that should be followed, and the standards to be applied.

**ISSUE:** The specific issue the Zoning Board of Appeals will be asked to interpret is whether the principal use of a proposed building development located at 4924 Rochester Road constitutes a place of worship, a club or some other use under the City's Zoning Ordinance. The details of the proposed use will be presented to the Board of Appeals at the December 17 meeting when all parties will have an opportunity to present the Board with information.

**AUTHORITY:**

Under MCL 125.3603, which is the Michigan Zoning Enabling Act ["Michigan Zoning Act"], the Zoning Board of Appeals is authorized to hear and decide questions that arise in the administration of the zoning ordinance. The City of Troy's Zoning Ordinance, under Section 15.04(B)(2), specifically authorizes the Board to hear and decide requests for interpretation. In deciding a request for interpretation, the Board shall take into consideration the intent and purpose of the Ordinance and the Master Plan. (See Section 15.04(D)).

**PROCEDURE:**

All applicable rules which normally apply to proceedings of the Board of Appeals will remain in effect. The Zoning Ordinance requires a concurring vote of a majority of the members of the Zoning Board of Appeals for a decision related to an interpretation. A current member of the Zoning Board of Appeals who is also a current member of the Planning Commission shall not participate in a public hearing or vote on the same matter that the member voted on as a member of the Planning Commission. Although Mr. Krent sits on both Boards, he is not precluded from voting on the requested interpretation because the Planning Commission has not considered the same matter.

The decision of the Board will be in the form of a resolution which should contain a full record of the Board's findings and determinations. (Zoning Ordinance, Chapter 39, Section 15.03(D)).

## **STANDARDS TO BE APPLIED:**

The goal of statutory construction, in this case construction and interpretation of an ordinance, is to discern and give effect to the intent of the legislative body. (*Neal v Wilkes*, 470 Mich 661, 665; 685 NW2d 648 (2004)). Terms used in an ordinance must be given their plain and ordinary meanings, and it is appropriate to consult a dictionary for definitions, if necessary. (*Halloran v Bhan*, 570 Mich 572, 578; 683 NW2d 129 (2004)). Individual provisions of the Zoning Ordinance should be given effect and should be read to harmonize with all others.

The Michigan Zoning Act provides that the Zoning Board's decision must meet the following minimum requirements:

- 1) It must be based on proper procedure
- 2) It must be supported by competent, material, and substantial evidence placed on the record, and
- 3) It must represent the reasonable exercise of discretion. (*See also Great Lakes Society v Georgetown Charter Township*, 281 Mich App 396, 408; 761 NW2d 371 (2008)).

As stated above, the Board will be asked to interpret the City's Zoning Ordinance. Specifically, the Board will determine, based on the information and materials provided at a public hearing, whether the principal use of a proposed building is a place of worship, a club or some other use under the Zoning Ordinance. The applicant describes the principal use as a "Community Center," however, that term is not used or defined in the Zoning Ordinance. The determination of the principal use of the proposed building is an important one because there may be significant zoning implications.

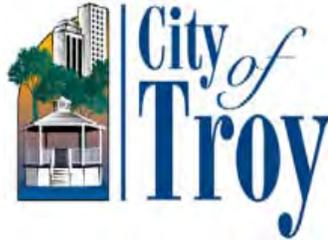
The term *CLUB* is defined as "an organization and its premises catering exclusively to members and their guests for social, intellectual, recreational, cultural, or athletic purposes not operated for profit." (Zoning Ordinance, Chapter 39, Section 2.02 at 11).

The term *PLACES OF WORSHIP* is defined as "a site used for or intended for the regular assembly of persons for the conducting of religious services and accessory uses therewith." (Zoning Ordinance, Chapter 39, Section 2.02 at 24). When considering whether a proposed building is a place of worship, under Michigan law, there is no requirement that the principal use be solely for worship. The Board may consider whether the building is used for public worship and reasonably closely related activities or uses.

The Board may determine, based on the information presented to it, that the principal use of the building is some other use defined in the Zoning Ordinance.

# ZONING BOARD OF APPEALS APPLICATION

CITY OF TROY PLANNING DEPARTMENT  
500 W. BIG BEAVER ROAD  
TROY, MICHIGAN 48084  
PHONE: 248- 524-3364  
E-MAIL: [evanspm@troymi.gov](mailto:evanspm@troymi.gov)



**FEE \$150.00**  
<http://troymi.gov/Government/Departments/CodeEnforcement.aspx>

THE ZONING BOARD OF APPEALS MEETS THE **THIRD TUESDAY OF EACH MONTH AT 7:30 P.M. AT CITY HALL.** PLEASE FILE A COMPLETE APPLICATION AND FEE, AT LEAST **27 DAYS BEFORE** THE MEETING DATE.

1. ADDRESS OF THE SUBJECT PROPERTY: \_\_\_\_\_

2. PROPERTY TAX IDENTIFICATION NUMBER(S): \_\_\_\_\_

3. ZONING ORDINANCE SECTIONS RELATED TO THE REQUEST: \_\_\_\_\_

4. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: \_\_\_\_\_

5. APPLICANT:

NAME \_\_\_\_\_

COMPANY \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

PHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

AFFILIATION TO THE PROPERTY OWNER: \_\_\_\_\_

6. PROPERTY OWNER:

NAME \_\_\_\_\_

COMPANY \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

TELEPHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

**The undersigned hereby declares under penalty of perjury that the contents of this application are true to the best of my (our) knowledge, information and belief.**

**The applicant accepts all responsibility for all of the measurements and dimensions contained within this application, attachments and/or plans, and the applicant releases the City of Troy and its employees, officers, and consultants from any responsibility or liability with respect thereto.**

I, \_\_\_\_\_ (APPLICANT) HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS CONTAINED IN THE INFORMATION SUBMITTED ARE TRUE AND CORRECT AND GIVE PERMISSION FOR THE BOARD MEMBERS AND CITY STAFF TO ENTER THE PROPERTY TO ASCERTAIN PRESENT CONDITIONS.

**APPLICANT SIGNATURE** \_\_\_\_\_ **DATE** \_\_\_\_\_

**PRINT NAME:** \_\_\_\_\_

**PROPERTY OWNER SIGNATURE** \_\_\_\_\_ **DATE** \_\_\_\_\_

**PRINT NAME:** \_\_\_\_\_

**Failure of the applicant or their authorized representative to appear before the Board as scheduled shall be cause for denial or dismissal of the case with no refund of fees. If the person appearing before the Board is not the applicant or property owner, signed permission must be presented to the Board.**

**The applicant will be notified of the time and date of the hearing by first class mail.**

DATE: November 26, 2013

TO: Zoning Board of Appeals

FROM: Brian Kischnick, City Manager  
Mark F. Miller, Director of Economic & Community Development  
R. Brent Savidant, Planning Director

SUBJECT: INTERPRETATION OF ZONING ORDINANCE – 4924 Rochester Road

### **Introduction**

The Zoning Administrator has requested that the Zoning Board of Appeals make an interpretation of the City of Troy Zoning Ordinance. Specifically, the Board is being asked to interpret whether the proposed principal use of 4924 Rochester Road constitutes a community center, place of worship, or some other use under the City's Zoning Ordinance. Section 15.04 (B & D) of the Zoning Ordinance gives the Zoning Board of Appeals the authority to interpret Zoning Ordinance provisions.

### **Background**

Dr. Nural Amin, representing the ADAM Community Center, requested zoning approval for a proposed community center at 4924 Rochester Road. The vacant building was the site of the former Marinelli's Restaurant.

The subject property is classified as Neighborhood Node in the Master Plan. The site is zoned NN Neighborhood Node "L". On October 2, 2013, based on floor plans and supporting documentation provided by Dr. Amin, City Administration determined the proposed use was permitted by right in the NN Node L district.

Since the determination, City Administration has received information from Troy residents about the proposed use, and these residents challenge the community center zoning classification. Based on this information, the City Manager (acting as Zoning Administrator) requests that the Zoning Board of Appeals interpret whether the proposed use constitutes a place of worship, a club or some other use under the City's Zoning Ordinance. Section 15.04.D of the City of Troy Zoning Ordinance provides the authority for the Zoning Board of Appeals to interpret the Zoning Ordinance.

Additional background information is included in the Attachments, a summary of which is included on the following page.

**Attachments:**

Attachment A: Maps

Attachment B: City of Troy Master Plan (excerpt)

Attachment C: City of Troy Zoning Ordinance (excerpts)

Attachment D: Memo prepared for ZBA by Assistant to the City Attorney, dated November 19, 2013

Attachment E: Letter prepared by City Manager for Dr. Nural Amin, dated October 29, 2013

Attachment F: Email from Director of Economic & Community Development sent to Dr. Amin with determination that proposed use is a community center, dated October 2, 2013

Attachment G: Email response by Dr. Nural Amin to Assistant to the City Manager, dated September 30, 2013

Attachment H: Email sent by Assistant to the City Manager to Dr. Nural Amin requesting clarification of statements made during meeting, dated September 27, 2013

Attachment I: Email request by Planning Director to Dr. Nural Amin for clarification and additional information related to parking calculations, dated September 20, 2013

Attachment J: Email response from Dr. Nural Amin to Planning Director describing proposed use, dated September 19, 2013

Attachment K: Email request by Planning Director to Dr. Nural Amin for a written description of the proposed use, dated September 18, 2013

**Attachment A:  
Maps**



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.



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Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

**Attachment B:  
City of Troy Master Plan (excerpt)**

## Land Patterns: City Design and Image

### Future Land Use Categories

Single Family Residential	91
Neighborhood Nodes	93
High Density Residential	99
Big Beaver Road	101
Rochester Road	103
Maple Road	105
South John R Road	107
Northfield	109
Smart Zone	111
Automall	113
Transit Center	115
21st Century Industry	117
Recreation and Open Space	119
Public and Quasi-Public	119

The term “Future Land Use” brings to mind a prescription for isolated, parcel-by-parcel land use classifications that permit the development of a very limited number of land uses. This model tends to perpetuate the separation of land uses, even when it is not always the best option. This type of traditional land use planning was brought about in an age when zoning was in its infancy and land was readily available. There was less concern about the conservation of natural resources, and economic factors took precedence. While frequently effective, this kind of planning has had unintended consequences.

**As cities and regions have grown over the years, traditional land use plans have fostered sprawl in Southeast Michigan and impeded compact communities served by close proximity to jobs, schools, and community services.** At risk has been quality of life, an area which is critical to remaining competitive in the 21st Century, as discussed in detail in many Chapters of this Plan.

Today, Troy and many other communities have begun looking for new ways to improve quality of life by creating vibrant, mixed-use areas where jobs, great schools, opportunities for social interaction, excellent services and shopping, and high-quality neighborhoods exist in close proximity. Techniques such as Planned Unit Development (PUD) have been developed for just this reason. PUDs demonstrate that different land uses are compatible and supportive of each another.

**As a result, this Future Land Use Plan will expand on the concept of “villaging” established by Troy Vision 2020, and translate that concept into policies that manifest themselves on the Future Land Use Map.** It will introduce the concept of the “Social Neighborhood” and describe how it is intended to interact with the “Economic Neighborhood.” It will describe the character and role of places like the Big Beaver Corridor and Oakland Mall, an alternative way to think about Maple and Rochester Roads, and the industrial areas of the City.

**There are many traditional land use elements that should be maintained in Troy. Adherence to conventional approaches in all areas of the community will not allow the City to realize its vision.**

A shortfall of traditional land use planning is the primary focus on land use, and the lack of attention toward physical form. The Troy Master Plan will incorporate city design and image as primary areas of focus. This Chapter will establish future land use categories on which the Plan is based, and define the urban design characteristics of established categories.

## Land Use and City Design

The Troy Future Land Use Map does not allocate specific uses on a parcel-by-parcel basis, but **represents a graphic illustration of the overall policies of this Plan, and describes the intended character of the various areas of the City.** The primary categories will be supported by urban design guidelines and, in certain cases, sub-area plans which provide additional detail with regard to the intended styles and patterns of development.

The Future Land Use Plan of the City of Troy will be implemented through a variety of techniques. The most significant of these tools is the application of Zoning Classifications consistent with the Plan. It is important to note, however, that the Future Land Use Map is a long-range guide, and is not a “Zoning Map” intended to indicate the geographic extent of all land use classifications or to enable all indicated uses to occur immediately. The Future Land Use Map is included on the following page.

Neighborhoods are vital components of the City. **Historically, neighborhoods provide societal, educational, recreational and economic needs within a half-mile walking distance.** The Vision 2020 strategy establishes the idea of fostering “villages” within the City. Residents want to enjoy a personal sense of place which is best found at the neighborhood scale. **For Troy, the ingredients are in place for classic walkable neighborhoods.** Major thoroughfares delineate square mile grid patterns. Elementary and Middle Schools are centrally located within many of the neighborhoods. The corners of most neighborhoods are developed with convenience retail and service businesses.

The Master Plan recognizes that current lifestyles warrant modifying the walkable neighborhood concept. Not every person will walk a half-mile to get to a store or school. Most

### *Elements of Great Streets and Neighborhoods*

#### *Great Streets*

- Accommodate many users with various modes of transportation.
- Connect smoothly with the rest of the street network.
- Encourage social interaction.
- Allow for safe and pleasant pedestrian activity.
- Have a unique sense of public space created through physical elements.
- Consider the scale and architecture of surrounding building infrastructure.
- Benefits from community involvement.
- Reflect the culture or history of the community.
- Complement the visual qualities of the community.
- Utilize green and sustainable practices.

#### *Great Neighborhoods*

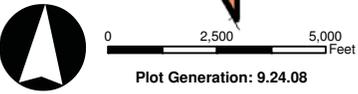
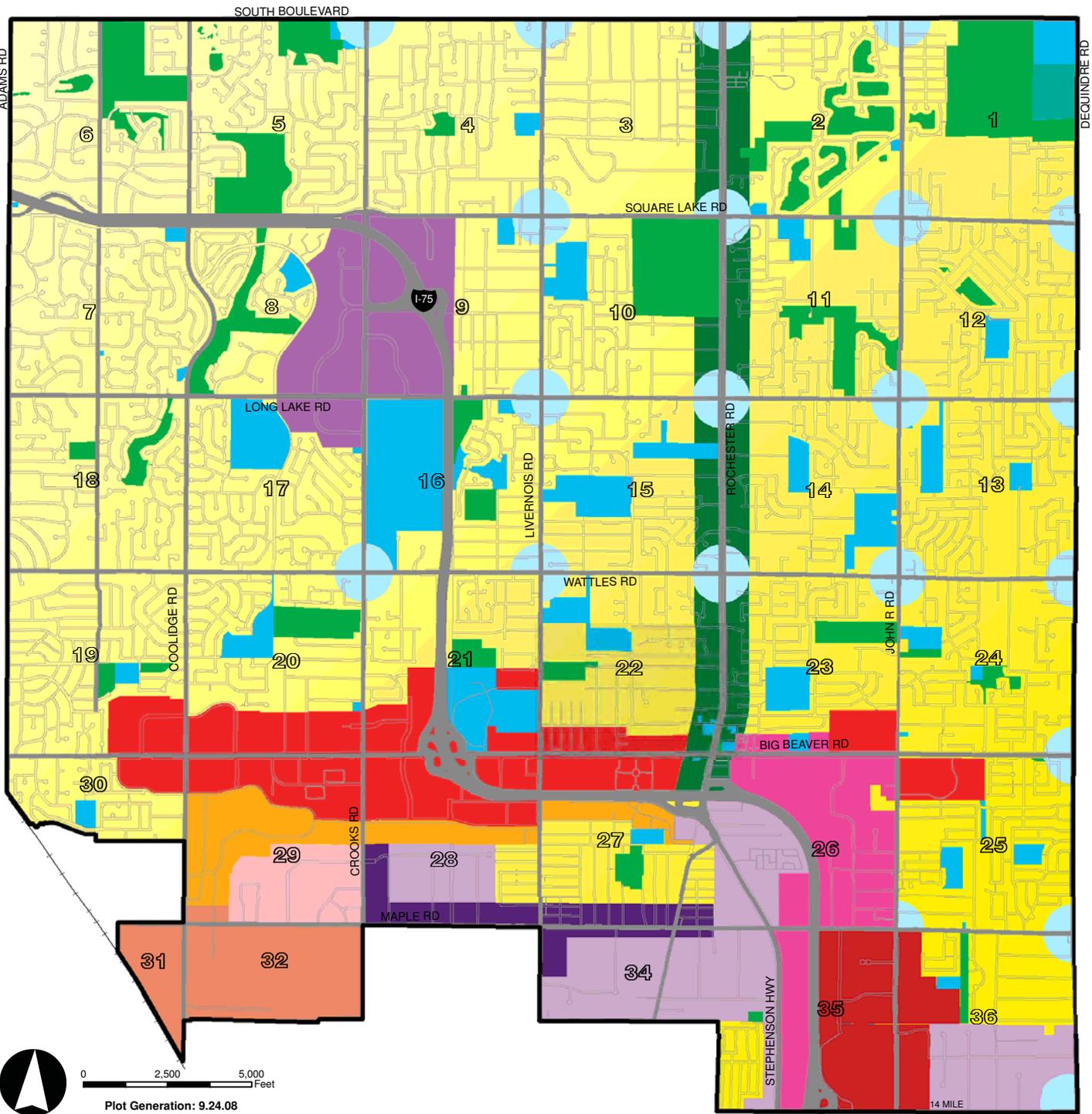
- Consider the scale and architecture of the building infrastructure.
- Foster social interaction.
- Enable multiple modes of transportation safely and efficiently.
- Are safe.
- Are good stewards of the natural environment.
- Reflect the community’s character and have unique characteristics that provide a sense of place.
- Retain the community’s history.
- Promote and protect air quality and stewardship of natural resources.
- Protect or enhance the local environment and biodiversity.

#### *Great Streets and Neighborhoods:*

- Implement LEED standards in construction and neighborhood design.
- Have planted street trees.
- Reuse materials when possible.
- Make recycling convenient.
- Facilitate non-motorized and/or public transportation.

*Planning and Zoning News, October 2007*

people will walk five minutes, or about one quarter of a mile. Typical comparison shopping for clothing, hardware and the like are measured by service radii related to drive times which



Basemap Source: Oakland County Planning

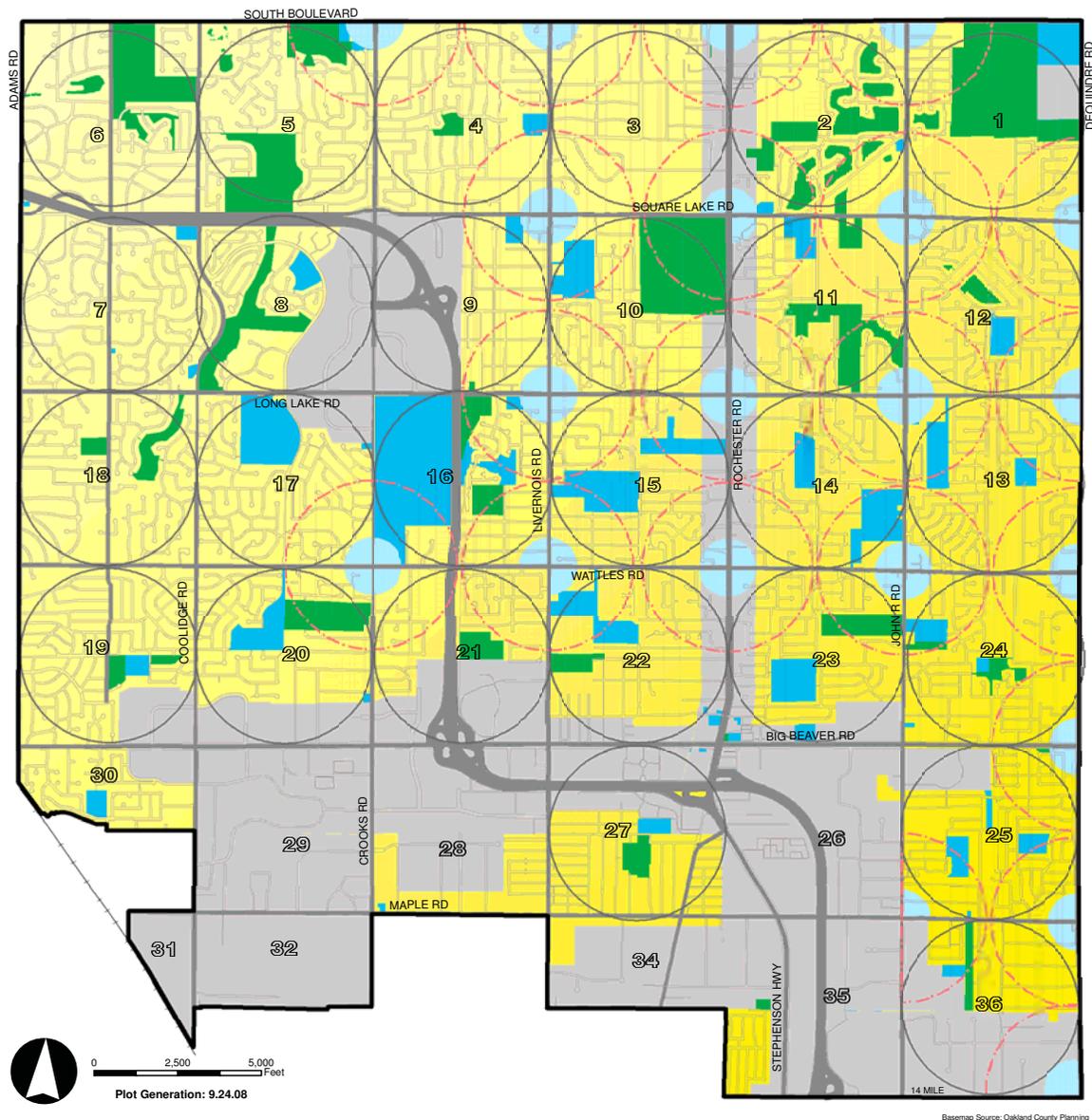
### Future Land Use

- |   |   |
|---|---|
|  Single Family Residential |  The Smart Zone            |
|  High Density Residential  |  Automall                  |
|  Neighborhood Nodes        |  The Transit Center        |
|  South John R. Road        |  21st Century Industrial   |
|  Big Beaver Road           |  Public and Quasi-Public   |
|  Rochester Road            |  Recreation and Open Space |
|  Maple Road                |  15 Section Number         |
|  Northfield                |   |

are not realistically walkable. Furthermore, Michigan has cold winters that limit year-round walkability. Troy's neighborhoods, now and in the foreseeable future, will serve its residents in two roles: the Social Neighborhood and the Economic Neighborhood.

The Social and Economic Neighborhoods of the City are shown on this Neighborhoods Map. The circles surrounding the Neighborhood Nodes

and the circles within the Social Neighborhoods are meant to demonstrate a rough service area for each neighborhood. While not necessarily precise, the circles are meant to demonstrate the basic relationship between the Social Neighborhood and the Economic Neighborhood. The circles are not meant to establish a formal land use category or policy in and of themselves, but rather to validate the planned uses at and around the Economic Nodes.



### Neighborhoods

- Social Neighborhood
- Single Family Residential: The Social Neighborhood
- Economic Neighborhood
- Neighborhood Nodes: The Economic Neighborhood
- Recreation and Open Space: Extraordinary Amenities
- Public and Quasi-Public: The Foundation of Troy's Neighborhoods
- All Other Uses
- Section Number

## Neighborhood Nodes: The Economic Neighborhood



- *Located at intersections of the City's main roads.*
- *Work together with Social Neighborhoods to create a more livable community.*
- *Mixed use.*
- *Provide neighborhood gathering places.*
- *Accommodate the daily needs of residents.*

**Neighborhood Nodes are the concentrated, commercial and mixed-use centers situated at major intersections of Troy thoroughfares that serve as the center of the City's Economic Neighborhoods.** The nodes are specifically identified on pages 95 and 96. Economic Neighborhoods are destinations created as "go to" places that take on a social role, serving both as a place to meet basic needs of the community and as 21st century village centers. The attributes of Economic Neighborhoods are described in more detail in the final section of this Chapter, and the urban design characteristics of Neighborhood Nodes will be described in depth in Chapter 10. The nodes will typically permit a mix of commercial, office, and high-density residential, although the predominant uses in any Neighborhood Node development must be in keeping with the node characteristics described on pages 95 and

96. Industrial uses will not be permitted in the Neighborhood Nodes.

The Economic Neighborhoods of Troy also center on the square mile grid system. Unlike the social neighborhood, the **Economic Neighborhoods are centered on major road intersections where commercial and office development occurs.** When destinations are created, these nodes become a "go to" place and take on a social role. Each of these nodes serves four quadrants of the overlapping social neighborhoods and has the ability to bring residents of four neighborhoods together.

These Economic Neighborhood nodes are destinations that draw people, visually distinguished from the balance of corridor strips through greater density and scale. Variation in building height will often be used to separate the node from the surrounding area, but will not be so extreme as to visually overpower abutting neighborhoods. The separation of building heights at intersections with the "between" segments of corridors stimulates the visual concept of "pulsing" development and sets up a system of visual anchors.

Moderately dense residential environments may be encouraged within some nodes to provide steady activity for longer periods of the day. In these cases, residences may be mixed with offices on upper floors or be developed immediately adjacent to the commercial areas. Connections between the commercial activity and residences must be directly and seamlessly integrated.

During the course of the planning process, the Planning Commission closely analyzed the need for additional neighborhood nodes throughout the City. The City will continue to consider the demand for additional nodes as part of subsequent plan revisions.

## **DESIGN CONCEPT**

- These nodes are within a fifteen minute walking distance of residential neighborhoods to permit alternative modes of transportation.
- Development will be denser and taller than the surrounding area, encouraging visual prominence to signal a gathering space.
- Nodes should be generally confined to a 1,000 foot radius from a major intersection.
- The nodes provide uses and spaces that attract and welcome neighborhood residents.

## **SITE DESIGN ATTRIBUTES**

- Buildings should be separated from the right-of-way line by a landscaped greenbelt, one lane of off-street parking or a pedestrian walk, or a combination of these.
- Primary parking areas will be located within rear or interior side yards.
- Off-street parking should be screened from the public right-of-way by a knee wall or low decorative fence with a hedge of plantings.
- Walks will connect adjacent developments and the public sidewalks.
- Well-defined crosswalks with timed signalization will permit safe crossings.
- Flexible use of space allowing modest outdoor gathering spaces, such as plazas, will be encouraged.

## **BUILDING DESIGN ATTRIBUTES**

- Buildings should be between two and three stories, although one-story structures accommodating gas stations or other special situations may be permitted.
- One-story buildings should have a minimum exterior height of sixteen feet.
- A ground level story should have a

minimum height of twelve feet from finished floor to finished ceiling.

- Facades facing major thoroughfares will be treated as fronts and should have a minimum of half transparent glass and special architectural design treatments.
- Fenestration (the arrangement of windows and doors) should be highlighted through the use of awnings, overhangs or trim detailing.
- Lighting will be carefully managed so as not to encroach on adjacent residential areas.

*The following pages contain a table describing the primary intended uses and character of the Neighborhood Nodes designated on the Future Land Use Map. Individual Nodes are numbered and identified on the Economic Nodes Map following the table.*

	Node/Intersection	Primary Uses and Character
A	14 Mile and Dequindre Road	Non-residential uses catering to the day-to-day needs of the workforce in the surrounding industrial area. Restaurants and convenience needs integrated with banks and other service uses in compact developments would suit the needs of this area.
B	Maple Road and Dequindre Road	The unique neighborhood node is home to a collection of uses serving the local Polish population. Uses complementary to the cultural center and bank which help this area serve as a gathering place and focus area for the neighborhood could include limited housing, service uses, or specialty retail and dining.
C	John R. Road and Maple Road	The node would best serve the area with a predominantly commercial mix of uses catering to the immediate residential area coming and going from their homes. The node should serve as a transition to the more intense commercial development to the south.
D	Big Beaver Road and Dequindre Road	This area should be a high-intensity, high-density, compact area that serves as a notable entry point to the community. Development may include residential, retail, office, and service-oriented uses, but should be designed to create a very noticeable "gateway" into Troy with its complex, high-density, mixed-use character.
E	Wattles Road and Dequindre Road	The predominant use in this node should be offices, both medical and professional. Limited commercial service uses designed to complement the main focus of the area as an office node serving this area of the City may also be permissible, if clearly secondary to the primary office character of the area.
F	John R Road and Wattles Road	This node may include all uses from high-density residential in combination with restaurants, limited office, and retail. Development at this intersection should include at least two of these uses in any one development, in order to better complement and strengthen the already mixed-use character of the node.
G	Rochester Road and Wattles Road	A careful blend of commercial uses and office uses, effectively transitioned into the adjoining residential neighborhoods, should be the main uses at this intersection. Recent residential development in the area has taken pedestrian access to the intersection into consideration with effective pathways and sidewalks, and any new development at the intersection must continue this positive trend.
H	Livernois Road and Wattles Road	This lower-intensity area is characterized by single-family residential directly abutting the southwest corner of the intersection, and uses which generate only sporadic activity, such as churches and day care. This node contains the Troy Museum and Historic Village. New development or redevelopment at this node must be especially considerate of the adjoining residential and low-intensity uses and should not include any retail or restaurant uses. Office and other uses similar to the existing uses would likely provide the best combination here.
I	Crooks Road and Wattles Road	Development at this location should be low-impact and provide a high benefit to the neighborhood using the least amount of land. Compact, walkable mixed use development with a combination of uses serving the immediate surroundings would be an ideal fit. Integrated compact development which would allow a user to park once and meet several daily needs would be a positive contribution to the node. The City also recognizes that expansion of the White Chapel Cemetery into the northeast corner of this node would be appropriate.
J	Dequindre Road and Long Lake Road	Predominantly commercial, catering to both local needs and regional traffic, new development and redevelopment should be mostly commercial, identifying opportunities for small office mixed-use and variations in floor area to allow for a wide range of commercial types. Pedestrian access to the adjoining area and effective screening should be primary areas of focus during the site design process.

	Node/Intersection	Primary Uses and Character
K	John R Road and Long Lake Road	Like Crooks Road and Wattles Road, compact, walkable mixed use development with a combination of uses serving the immediate surroundings would be an ideal fit. Integrated compact development which would allow a user to park once and meet several daily needs would be a positive contribution to the node.
L	Rochester Road and Long Lake Road	Intersections L, M, and U and should remain, predominantly commercial, catering to local needs and regional traffic, new development and redevelopment should be mostly commercial and should serve to further enhance this successful commercial area. Opportunities for integrated residential or office development should be considered only when clearly secondary to commercial development.
M	Livernois Road and Long Lake Road	Intersections L, M, and U and should remain, predominantly commercial, catering to local needs and regional traffic, new development and redevelopment should be mostly commercial and should serve to further enhance this successful commercial area. Opportunities for integrated residential or office development should be considered only when clearly secondary to commercial development.
N	Dequindre Road and Square Lake Road	Low-intensity commercial uses should remain, but redevelopment should include an integrated compact residential component, live/work units, or small office. Service-oriented use development in combination with new residential development would provide a unique setting here.
O	John R Road and Square Lake Road	Near a known heron rookery, this node must be careful to respect this important natural resource. New development or redevelopment should complement the churches and limited commercial uses in the area, and should incorporate above-average landscaping, natural buffers, and conscientious site design to enhance the known natural features in the area.
P	Rochester Road and Square Lake Road	Major commercial uses dominate and should continue to provide a foundation for this neighborhood node. While uses in the area may cater to regional traffic, service uses, retail, and limited office uses designed to provide service to the immediate residential neighborhood should be incorporated into any new development or redevelopment plans.
Q	Livernois Road and Square Lake Road	Development in this area should be especially considerate of the remaining historic asset of the neighborhood. Adaptive use of existing historic structures must be considered before demolition or relocation of these resources. Low-intensity uses working in conjunction with one another to form a central neighborhood village, walkable and accessible, would create an ideal complement to the predominantly residential surroundings.
R	John R Road and South Boulevard	Small local commercial uses and office uses should be the focus of this node, to complement the large scale office development across the City's boundary to the north, within the City of Rochester Hills.
S	Rochester Road and South Boulevard	This neighborhood node provides a suitable mix of uses to cater to the daily needs of the immediate residential area, while also providing a unique opportunity for specialty retailers, compact walkable residential development, and small-scale office development in an integrated, mixed-use setting.
T	Livernois Road and South Boulevard	Limited local commercial and housing for seniors in a dense development pattern should remain the primary focus of this neighborhood node.
U	Crooks Road and South Boulevard	Intersections L, M, and U and should remain, predominantly commercial, catering to local needs and regional traffic, new development and redevelopment should be mostly commercial and should serve to further enhance this successful commercial area. Opportunities for integrated residential or office development should be considered only when clearly secondary to commercial development.

**Attachment C:  
City of Troy Zoning Ordinance (excerpts)**

**CLUB:** An organization and its premises catering exclusively to members and their guests for social intellectual, recreational, cultural, or athletic purposes not operated for profit.

**COMMERCIAL VEHICLE:** Any **vehicle** used to generate income, and which, by appearance, is anything other than usual and customary personal family transportation.

**COMMERCIAL VEHICLE: PICK-UP TRUCK:** A light truck, including one with an “extended cab” or a “crew cab”, manufactured with an open body, low sides, and a tailgate.

**COMMERCIAL VEHICLE: PASSENGER/CARGO-STYLE VAN:** An enclosed truck manufactured with a unified body permitting unobstructed passenger movement throughout.

**CONCEPT DEVELOPMENT PLAN (CDP):** The initial plan submitted for **Planned Unit Development** approval in accordance with **Article 11**. The Concept Development Plan describes the overall design of the project and its buildings and requires legislative approval. Considered in tandem with a development agreement, approval of a Concept Development Plan by **City Council** also reclassifies the property as PUD on the Zoning District Map.

**CONDOMINIUM PROJECT, CONVENTIONAL:** A development in which ownership interest is divided under the authority of the Condominium Act (P.A. 59 of 1978, as amended) and in which the condominium unit consists primarily of the **dwelling** or other principal **structure** and most of the land in the development is part of the general common area.

**CONDOMINIUM, GENERAL COMMON ELEMENTS:** Portions of the condominium development owned and maintained by the condominium association, as defined in the Condominium Act (P.A. 59 of 1978, as amended).

**CONDOMINIUM, LIMITED COMMON ELEMENTS:** Portions of the condominium development other than the **condominium unit** reserved for the exclusive use of less than all of the co-owners of the condominium development, as defined by the Condominium Act (P.A. 59 of 1978, as amended).

**CONDOMINIUM, MASTER DEED:** The condominium document recording the **condominium project** to which are attached as exhibits and incorporated by reference the bylaws for the project and including those items required in Section 8 of the Condominium Act, P.A. 59 or 1978, as amended.

**CONDOMINIUM PROJECT, SITE:** A development in which ownership is divided under the authority of the Condominium Act, P.A. 59 of 1978, as amended, and in which the **condominium unit** consists of a **building site**, with or without **structures**, which along with associated limited common area elements, constitutes the equivalent of a **lot**.

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**OPEN AIR BUSINESS:** A permanent business including the sales and/or display of retail merchandise or services outside of a permanent [structure](#).

**OPEN SPACE:** A parcel or area of land that is intended to provide light and air, and is designed for resource protection, aesthetic, or recreational purposes. Open space uses may include, but are not limited to lawns, decorative plantings, walkways, active and passive recreation areas, land use buffers, playgrounds, fountains, woodlands, wetlands and bio-retention facilities. Open space shall not include [streets](#), driveways, parking lots, or other surfaces designed or intended for vehicular traffic.

**OPEN SPACE, COMMON:** Open space within or related to a development, not in individually owned [lots](#), which is designed for and dedicated to the common use or enjoyment of the residents of the development or general public.

**OUTDOOR COMMERCIAL RECREATION:** An enterprise conducted primarily outdoors, which receives a fee in return for the provision of some recreational activity or facility. Such activities and facilities include, but are not limited to soccer, baseball, football, or other athletic fields, outdoor miniature golf courses and driving ranges, tennis, basketball or other athletic courts, and other similar facilities or activities.

**OPERATOR:** Includes the owner, licensee, manager, or person in charge of any premises.

**PARKING SPACE:** An area of definite length and width, said area shall be exclusive of drives, aisles, or entrances giving access thereto, and shall be fully accessible for the storage or parking of permitted [vehicles](#).

**PASSIVE SOLAR ENERGY STRUCTURE:** A [structure](#) which uses natural and architectural components to collect and store solar energy without using external mechanical energy.

**PERFORMANCE STUDIO:** A [building](#) or a portion of a building where the [principal use](#) of the space is the provision of instruction in the various arts, including but not limited to dance, theater, music, and singing. This shall not preclude student performances.

**PERFORMANCE THEATER:** A [building](#) or portion of a building where the [principal use](#) of the space is dramatic, dance, or musical performances or similar activities, in front of an audience, including performances on film, television, music video, or multimedia. Performance theaters shall include theaters, assembly halls, concert halls or similar [places of assembly](#).

**PERSON:** An individual, firm, association, proprietorship, organization, partnership, trust, corporation, limited liability company, or other entity.

**PLACES OF ASSEMBLY:** Unless otherwise identified and defined by this Ordinance, "places of assembly" means any building, structure, and/or grounds where groups of

more than twenty (20) people meet or are assembled. Places of assembly shall include, but are not limited to auditoriums, lecture halls, stadiums, sports arenas, convention spaces, and other similar facilities.

**PLACES OF WORSHIP:** A site used for or intended for the regular assembly of persons for the conducting of religious services and accessory uses therewith.

**PLANNED UNIT DEVELOPMENT (PUD):** A development consisting of a combination of land uses in which the specific development configuration and use allocation is based upon a comprehensive physical plan meeting the requirements of this Ordinance.

**PLANNING COMMISSION:** The Planning Commission of the City of Troy.

**PLANNING DIRECTOR:** The chief administrator of the City of Troy Planning Department.

**PRELIMINARY DEVELOPMENT PLAN (PDP):** The second step in the review process for a [Planned Unit Development](#). The PDP includes specific information concerning the phasing and design of detailed elements within the PUD.

**PRINCIPAL USE:** The principal use to which the premises are devoted and the principal purpose for which the premises exists. Commonly referred to as "main use".

**PRODUCTION FACILITY, MULTIMEDIA:** A facility for creating, recording, editing, or producing multimedia content, in any digital media format, film or videotape. Such activities shall include, but not be limited to, motion pictures, television series or specials, commercials, music videos, sound recordings, digital animation, and video games.

**PUBLIC UTILITY:** Any person, firm, or corporation, municipal department, board or commission duly authorized to furnish and furnishing under federal, state, or municipal regulations to the public: gas, steam, electricity, sewage disposal, communication, telegraph, transportation or water.

**RECREATION VEHICLES AND EQUIPMENT:** [Vehicles](#) and equipment designed to be used for travel, recreation, and vacation use or periodical and occasional family recreation and vacation use, and may or may not be used as a temporary [dwelling](#). Recreational vehicles shall include, but are not limited to boats and boat trailers, snowmobiles, trail cycles, all-terrain vehicles, travel trailers, camp trailers, tent trailers, motor homes, utility trailers, floats and rafts and similar equipment, and trailers, cases, and boxes used for transporting recreational equipment.

**RECREATIONAL FACILITY, COMMERCIAL:** A recreation facility operated as a business and open to the public for a fee.

**REGULATING PLAN:** A plan which dictates building forms and [uses](#) allowed on every property within an area regulated by a [form based code](#).

**SENIOR HOUSING:** An institution other than a hospital or hotel, which provides housing or room and board to non-transient persons primarily sixty (60) years of age or older. Housing for seniors may include:

- A. **INDEPENDENT LIVING:** A **multiple-family housing** form with full facilities for self-sufficiency in each individual **dwelling unit**.
- B. **CONGREGATE CARE:** A dependent elderly housing facility with cooking facilities within the unit, but with a central dining service option. Limited medical care is available.
- C. **ASSISTED LIVING:** A dependent elderly housing facility without cooking facilities and only central dining service. Limited medical care is available.
- D. **CONVALESCENT HOME:** A state licensed medical establishment providing accommodation and care for aged or infirmed persons, or for those who are bedfast or needing considerable nursing care, but not including facilities for the treatment of sickness or injuries or facilities for surgical care. Commonly referred to as “nursing home”.

**SETBACK, REQUIRED:** The distance required to meet the front, side, or rear yard open space requirements of this Ordinance.

**SHOPPING CENTER:** A minimum of three (3) commercial or service establishments within a single **building** served by a common parking area.

**SIGN:** Any **structure** or wall or other object used for the display of any message, and includes but is not limited to any bill, poster, placard, handbill, flyer, painting, balloon, streamer, or other similar object in any form whichever, which contains printed or written matter in words, symbols, or pictures, or in any combination thereof attached to or affixed to the ground or any structure, as defined and regulated by Chapter 85, Signs, of the City of Troy Code of Ordinances.

**SOLAR ACCESS EASEMENT:** A right, expressed as an easement, covenant, condition or other property interest in any deed or other instrument executed by or on behalf of any landowner, which protects the **solar skyspace** of an actual, proposed or designated **solar energy** collector at a described location by forbidding or limiting activities, land **uses**, **structures** and/or trees that interfere with access to solar energy. The solar skyspace must be described as the three (3) dimensional spaces in which obstruction is prohibited or limited. Any property owner may give or sell his right to access to sunlight. Such Solar Access Easements shall be recorded and copies shall be kept on file with the Troy Clerk’s Department.

**SOLAR COLLECTOR:** A device or combination of devices, structures, or parts thereof, that collects, transfers or transforms direct solar, radiant energy into thermal, chemical,

structure either (1) before the improvement or repair is started, or (2) if the structure has been damaged and is being restored, as before the damage occurred. For the purpose of this definition, “substantial improvement” is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the **building** occurs, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include (1) any project for improvement of a structure to comply with existing State or local health, sanitary or safety code specifications which are solely necessary to assure safe living conditions, or, (2) any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

TEMPORARY METEOROLOGICAL TOWERS (TMT): A tower of monopole design which is designed and built to hold wind resource testing devices such as anemometers, wind vanes and accessory equipment and which is to remain in place for no more than eighteen (18) months.

TEMPORARY USE OR BUILDING: A use or building permitted to exist during periods of construction of the main **building** or **use**, or for special events.

UNDEVELOPED STATE: A natural state preserving natural resources, natural features, or scenic or wooded conditions; **open space**; or a similar use or condition. Land in an undeveloped state does not include a golf course, but may include a recreational trail, picnic area, children’s play area, greenway, or linear park. The term “greenway” shall mean a contiguous or linear open space, including habitats, wildlife corridors and trails that link parks, nature reserves, cultural features, or historic sites with each other for recreational or conservation purposes.

**USE: The purpose for which land or a building is arranged, designed or intended, or for which land or a building is or may be occupied.**

VARIANCE: The term ‘variance’ shall mean a modification of the literal physical provisions of the Zoning Ordinance, which may be granted by the Zoning Board of Appeals in accordance with the authority bestowed upon that Board by the provisions of this Ordinance.

VEHICLE: A piece of mechanical equipment used for transportation such as an automobile, truck, van, motorcycle and similar devices.

VEHICLE, ANTIQUE OR CLASSIC: An automobile or other **vehicle** that is classified as historical or is eligible to be classified as historical by the State of Michigan, which is over twenty-six (26) years old, and which is owned as a collector’s item and used primarily for exhibition and educational purposes.

VEHICLE FILLING/MULTI-USE STATION: A **building** or premises used primarily for the dispensing, sale, or offering for sale of motor fuels directly to users of motor **vehicles**; together with the sale of minor accessories and services for motor vehicles such as

telephone devices and exchanges, micro-wave relay facilities, telephone transmission equipment building and commercial mobile radio service facilities. Not included within this definition are: citizen band radio facilities; short wave receiving facilities; amateur (ham) radio facilities; satellite dishes; and, governmental facilities which are subject to state or federal law or regulations which preempt municipal regulatory authority. For purposes of this Ordinance, the following additional terms are defined:

A. WIRELESS COMMUNICATIONS ANTENNA (WCA): Shall mean any antenna used for the transmission or reception of wireless communication signals excluding those used for dispatch communications by public emergency stations, ham radio antennas, and satellite antennas, those who receive video programming services via multi-point distribution services which are forty (40) inches or less in diameter and those which receive television broadcast signals. Antenna may be affixed to existing structures, such as existing buildings, towers, water tanks, utility poles, and the like. A wireless communication support structure proposed to be newly established shall not be included within this definition.

B. WIRELESS COMMUNICATION SUPPORT STRUCTURES: Shall mean structures erected or modified to support [wireless communication antennas](#). Support structures within this definition include, but shall not be limited to, monopoles, lattice towers, light poles, wood poles and guyed towers, or other structures which appear to be something other than a mere support structure.

C. COLLOCATION: Shall mean the location by two (2) or more wireless communication providers of wireless communication facilities on a common [structure](#), tower, or [building](#), with the view toward reducing the overall number of structures required to support wireless communications antennas within the community.

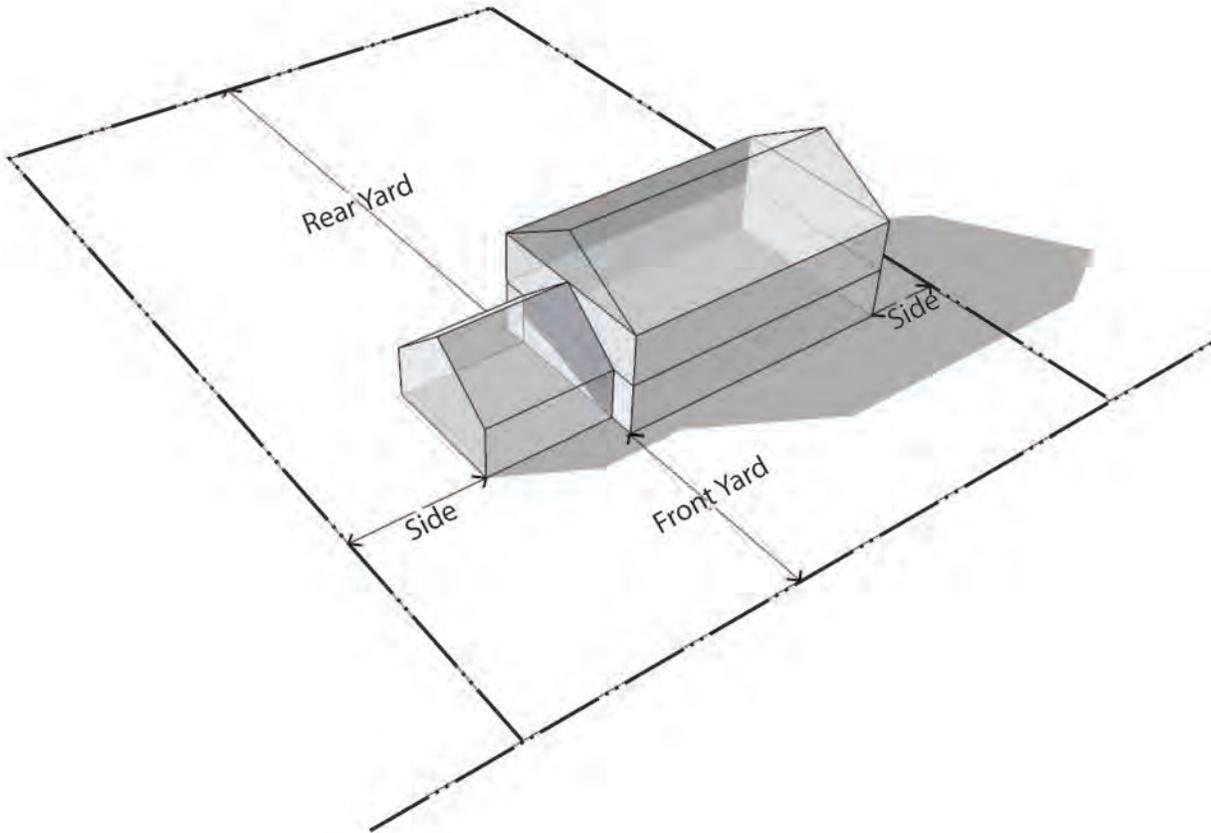
YARD: The open spaces on the same lot with the main building, unoccupied and unobstructed from the ground upward except as otherwise provided in this Ordinance, and as defined in this Ordinance:

A. FRONT YARD: An open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and the nearest line of the main building.

B. REAR YARD: An open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the rear lot line and the nearest line of the main building. In the case of a corner lot, one of the non-front yards shall be considered a side yard; the other side shall be considered a rear yard. In the case of a corner lot, the rear yard shall not extend into the front yard.

C. SIDE YARD: An open space between a main building and the side lot line, extending from the front yard to the rear yard, the width of which is the horizontal distance from the nearest point of the side lot line to the nearest point of the main building. In the

case of a corner lot, one of the non-front yards shall be considered a side yard; the other side shall be considered a rear yard.



**ZONING ADMINISTRATOR:** The official of the City of Troy charged with the administration of this Zoning Ordinance.

**ZONING DISTRICT:** An area or areas within the incorporated area of the City of Troy within which regulations and requirements governing use, lot area, lot size, and other provisions are uniform.

## ARTICLE 5

### FORM-BASED DISTRICTS

#### SECTION 5.01

#### GENERAL PURPOSE, INTENT, AND USE

- A. The Zoning Ordinance regulates the intensity and use of development, which is appropriate in most parts of the City. There are also areas within the City in which the [Master Plan](#) places greater emphasis on regulating urban form and character of development as well as use and intensity of use.
- B. These regulations are based on two (2) significant factors: site context and building form.

Site context is derived from existing and desired characteristics of the area where these regulations are applied. Areas are distinguished from one another by their size and configuration of the site, [street](#) patterns, location, and intensity of [use](#). Therefore, considering site context provides a customized approach to the inherent conditions of the areas where these regulations are applied.

Building form addresses the manner in which [buildings](#) and [structures](#) relate to their [lots](#), surrounding buildings, and [street](#) frontage. Building form standards control height, placement, building configuration, parking location, and [ground story activation](#) applicable to the site context.

- C. The general purpose of these regulations is as follows:
1. Ensure that development is of human scale, primarily pedestrian-oriented and designed to create attractive streetscapes and pedestrian spaces.
  2. Promote infill development and redevelopment to expand the employment and economic base.
  3. Promote mixed-use development in both a horizontal and vertical form.
  4. Ensure reasonable transition between higher intensity development and adjacent neighborhoods.
  5. Improve mobility options and reduce the need for on-site parking by encouraging alternative means of transportation.
- D. Regulations are tailored to meet a more specific intent of each district. These districts and intents are set forth elsewhere in this Article.

- E. The **form-based** districts use regulating plans, which rely on street and site types to determine allowable **uses** and building forms for a given property. The steps to determine the regulations that apply to a specific property within a form-based district are as follows:
1. Find the site in question on the appropriate **regulating plan** map (Figures 5.04.1, 5.05.1, and 5.06.1 for the **Big Beaver District**, **Maple Road District**, and **Neighborhood Nodes Districts**, respectively).
  2. Identify the site type for the site in question. Sites will be classified BB:A, BB:B, or BB:C for the **Big Beaver District**, MR:A or MR:B for the **Maple Road District**, or NN:A or NN:B for the **Neighborhood Nodes Districts**.
  3. Identify the street type or types adjacent to the site in question. Streets will be classified BB:A, BB:B, or BB:C for the **Big Beaver District**, MR:A or MR:B for the **Maple Road District**, or NN:A or NN:B for the **Neighborhood Nodes Districts**.
  4. Consult the **Use Groups** and Building Forms Permitted tables for the District in which the site is located. (Tables 5.04.C-1, and 5.04.C-2 for the Big Beaver District, 5.05.C-1, and 5.05.C-2 for the Maple Road District, and 5.06.C-1, and 5.06.C-2 for the Neighborhood Nodes Districts, respectively). The tables will identify if a use group or building form is permitted, permitted after special use approval, or not permitted for the site type and street type combination unique to the site in question.
  5. Follow the regulations for the chosen building form when designing the development application. Building form regulations are established in Tables 5.03.B-1 through 5.03.B-6.
  6. Follow the design standards unique to the District in which the site is located. All three form-based districts have unique design standards.
  7. Obtain **site plan approval** or **special use approval** for the chosen building form and use, as appropriate.

## SECTION 5.02 APPLICABILITY AND ORGANIZATION

### A. Applicability.

1. Any new use or expansion of existing **use** that requires site plan review shall comply with the requirements of this Article and other applicable requirements of this Ordinance.
2. The requirements of this Article shall not apply to:

- a. Continuation of a permitted [use](#) within an existing [structure](#).
  - b. Changes of [use](#) within existing [structures](#) that do not require increased parking.
  - c. Normal repair and maintenance of existing [structures](#) that do not increase its size or parking demand.
  - d. Continuation of a legal non-conforming [use](#), [building](#), and/or [structure](#), in accordance with [Article 14](#).
  - e. The expansion of a legal non-conforming [use](#), [building](#), and/or [structure](#) in a manner that does not increase its level of nonconformity, in accordance with [Article 14](#).
- B. [Regulating Plans](#). Each area of the City to which these standards apply shall be governed by a regulating plan that is specific to each area. The regulating plan determines building form and allowable use for each property within a form-based district.
- C. [Authorized Use Groups](#). Authorized land uses are organized by use groups. Authorized use groups, as set forth in [Section 5.03.A](#), are specifically applied to each District based upon the [regulating plan](#).
- D. [Building Form Standards](#). Building form standards, set forth in [Section 5.03.B](#), establish the parameters for building form, height, and placement, and are specifically applied to each District based upon the [regulating plan](#).
- E. [Design Standards](#). Design standards are established for each district and are supplementary to other requirements of the Ordinance. Generally, the design standards regulate parking, landscaping, and other site design requirements.
- F. [Modification of District Boundaries](#). Any modification to the boundaries of any form-based district shall require rezoning, in accordance with the provisions of [Article 16, Amendments](#).
- G. [Modification of Regulating Plan](#). Specific standards applied within each regulating plan are based upon the designation of site type and street type. Any modification of site type or street type may be determined by the [Zoning Administrator](#). The Zoning Administrator shall consider the following in making a determination to modify a site type or street type designation:
- 1. The applicant's property cannot be used for the purpose permitted in the [form-based district](#).
  - 2. Area has been added to or deleted from the subject property in question, requiring the modification.

3. The proposed modification and resulting development will not alter the essential character of the area.
4. The proposed modification meets the intent of the district.
5. Existing [streets](#) have been improved and/or new streets constructed that may result in the modification of a specific site type or street type.

## SECTION 5.03 STANDARDS APPLICABLE TO ALL DISTRICTS

### A. Authorized Use Groups.

1. Authorized [uses](#) are categorized by use groups as set forth in [Table 5.03-A-1](#). Use groups generally contain similar types of uses in terms of function, character, and intensity.
2. Use groups are designated in locations within each [district](#) based on the [regulating plan](#). Use groups are classified in the following manner:
  - a. Permitted Use Groups. These use groups are permitted as of right in the locations specified, and are depicted with the symbol P.
  - b. Permitted Use Groups in Upper Stories. These use groups are permitted as of right in upper stories only in the location specified and are depicted with the symbol UP.
  - c. Special Use Groups. These use groups are permitted after review and approval by the Planning Commission, in accordance with the procedures set forth in [Article 9](#) and the standards in this Ordinance. Use groups requiring special use approval are depicted with the symbol S.
  - d. Prohibited Use Groups. These use groups are prohibited in the locations specified, and are depicted with the symbol NP.
  - e. Uses permitted in all locations within the District. Public parks and essential public services are permitted by right in all locations.
  - f. Similar Uses. If a [use](#) is not listed but is similar to other uses within a use group, the [Zoning Administrator](#) may make the interpretation that the use is similar to other uses within a use group.

The [Zoning Administrator](#) may also make the determination whether the use is permitted as of right, permitted in upper stories only, or permitted as a special use. The Zoning Administrator may obtain a recommendation from the

Planning Commission as to whether or not the proposed use is similar to a use permitted as of right, permitted in upper stories only, or permitted as a special use.

- g. If a site is adjacent to two (2) different street types, the more intense street type shall control for the purpose of determining allowable use groups.

TABLE 5.03-A-1 USE GROUPS BY CATEGORY	
PRINCIPAL USE	
<b>Use Group 1</b>	<b>Residential Uses:</b>
	One-Family dwellings
	Two-Family dwellings
<b>Use Group 2</b>	<b>Residential/Lodging Uses:</b>
	One-Family attached dwellings
	Multiple-Family dwellings
	Live/Work units
	Senior assisted/independent living
	Child care centers
<b>Use Group 3</b>	<b>Office/Institution:</b>
	General office
	Professional and medical office
	Hospitals
	Medical office
	Primary/secondary schools (private)
	Post-secondary schools
	Places of worship
	Data centers
	Technology centers / Office research
	Publicly owned/operated office and service facilities
	Funeral homes
	Veterinary clinics or hospitals
<b>Use Group 4</b>	<b>Auto/Transportation Uses:</b>
	Vehicle sales
	Vehicle service station
	Vehicle repair station
	Vehicle body repair
	Vehicle wash

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<b>Use Group 5</b>
<b>Retail, Entertainment, and Service Uses:</b>
Lodging
Financial institutions
General retail
Retail, large-format
Shopping centers
Fitness, gymnastics, and exercise centers
Theatres and places of assembly
Indoor commercial recreation establishments
Restaurant
Personal services
Business services
<b>Use Group 6</b>
<b>Miscellaneous Commercial Uses:</b>
Building & lumber supply
Garden centers, nurseries
Outdoor commercial recreation
Indoor commercial recreation
Self-Storage
Commercial kennels / pet day care
Drive-through facilities
<b>Use Group 7</b>
<b>Industrial Uses:</b>
Contractor's equipment storage
Food products
Commercial outdoor storage
Manufacturing, processing, etc.
Metal plating
Plastics
Printing
Tool & die, gauge & machine shops
Truck/trailer rental
Warehousing/wholesale
Experimental research & testing labs

B. Building Form Standards.

1. The [form-based districts](#) permit a series of potential building forms, dependant on the site's location. The six building forms, set forth in Tables 5.03.B.1 through 6, are established in this section as follows:

- a. **Building Form A.** Small, generally single purpose buildings for retail, office, restaurant, or service uses. Typically situated in an out lot of a larger classification building form, or on a smaller, more remote site location within the district.
  - b. **Building Form B.** Smaller, multiple-tenant buildings for retail, restaurant, office, service, or residential uses. This category also includes multiple-tenant center style development, although it requires a second story to encourage a mix of uses or higher-density projects than those conventionally associated with classic roadside retail shopping centers.
  - c. **Building Form C.** This category is primarily designed for attached residential or live-work residential units. Townhouses and urban-style residential developments that are compatible with higher-density urban character are the primary buildings permitted under this building form.
  - d. **Building Form D.** This category includes multi-story, mixed-use developments with a residential component on upper floors and retail, office, service, or restaurant uses on the first and lower floors. The category takes into consideration residential and commercial parking, access, and connectivity, and requires buildings that are between three (3) and six (6) stories, to complement the higher-intensity areas within the district.
  - e. **Building Form E.** This category provides an opportunity for large-format retail or entertainment uses within the district under specific conditions. These buildings are over 20,000 square feet, but unlike classic large-format retail or entertainment uses, they directly abut the right-of-way, provide parking in the rear or side yards, and contribute to the street atmosphere by providing a consistent street front with other, more pedestrian-oriented projects. They may be set back from the right-of-way, but only when they provide out-lots within the same project for category A, B, C, or D building forms on the same or on separate lots.
  - f. **Building Form F.** This category is designed for large-scale buildings of unlimited height which serve as anchors within the district. These buildings function much like category E building forms, but with a minimum five (5) story height. They may incorporate a series of mixed uses, typically are supported by lesser-classified building forms, and require complex solutions for parking and access.
2. Building forms are designated within each district location based on the regulating plan. Building forms are classified in the following manner:
    - a. Permitted Building Forms. These building forms are permitted as of right in the locations specified, and are depicted with the symbol P.

- b. Special Building Forms. These building forms are permitted after review and approval by the [Planning Commission](#), in accordance with the procedures set forth in [Article 9](#) and the standards in this Ordinance. Building Forms requiring special use approval are depicted with the symbol S.
- c. Prohibited Building Forms. These building forms are prohibited in the locations specified, and are depicted with the symbol NP.
- d. Exceptions: For all building forms in all locations, awnings may project into the right-of-way beyond the required [building line](#) by up to 5 feet.
3. The [regulating plan](#) dictates the site type and street type for each individual property in the [district](#). Building forms are identified within each district as permitted, permitted subject to special use approval, or not permitted based upon the combination, the site type, and the street type of each property.
4. If a site is adjacent to two (2) different street types, the more intense street type shall control the purpose of determining allowable building forms.

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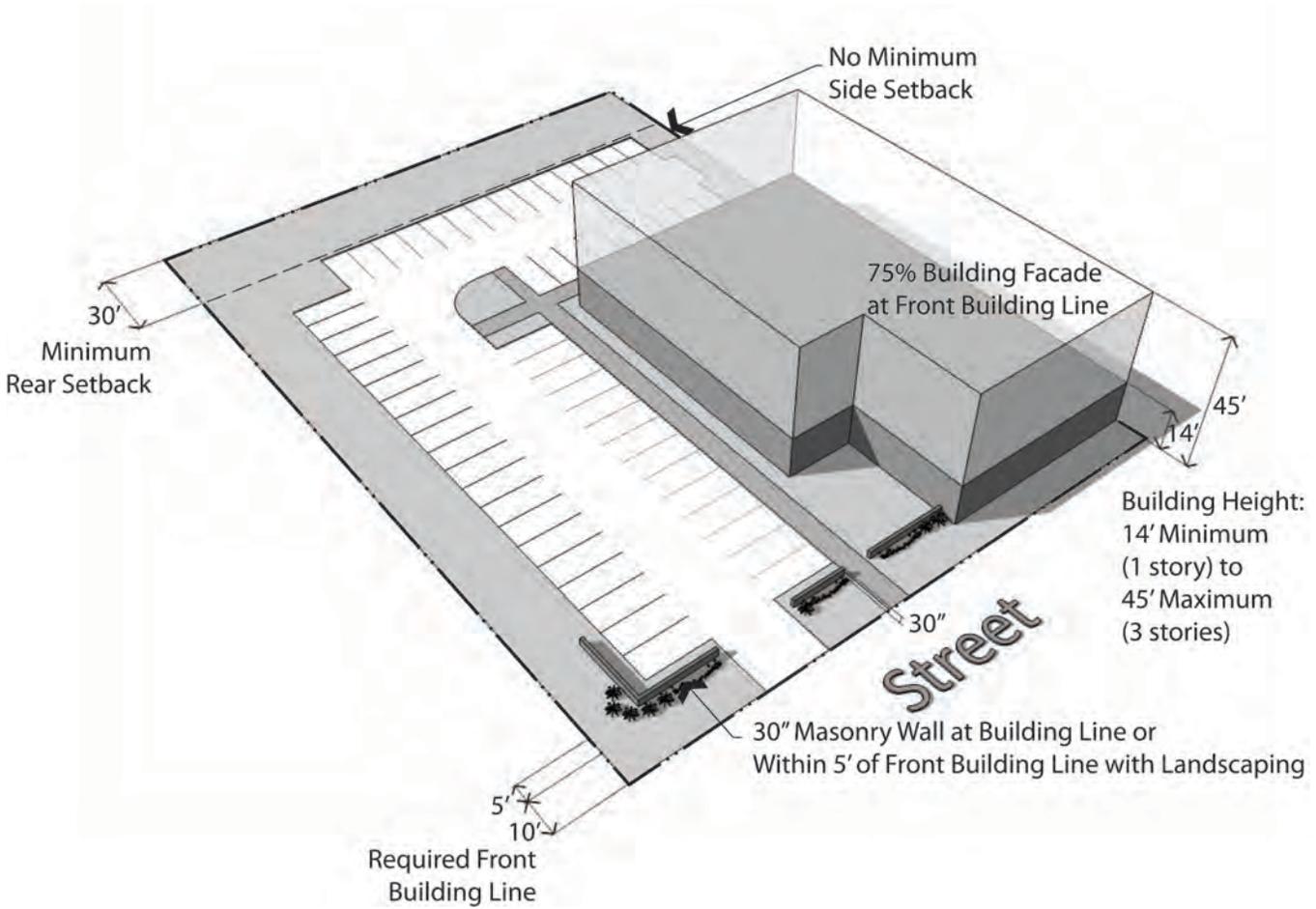
**Table 5.03.B.1  
Building Form A**

Building Form A: Small, generally single-purpose buildings for retail, office, restaurant, or service uses. Typically situated in an out lot of a larger classification building form, or on a smaller, more remote site location within the district.

Height	Minimum	Stories	1 story
		Feet	14 feet
	Maximum	Stories	3 stories
		Feet	45 feet
	Ground story minimum	Feet	14 feet
Placement	Front	Required building line <sup>1</sup>	10 feet. 75% of the building façade must meet the required building line, while up to 25% of the façade can be set back to allow for architectural consideration.
		Minimum setback	N/A
	Side	Minimum setback	N/A (building may be placed up to the property line, but is not required to be)
	Rear	Minimum setback	30 feet
Lot	Required open space		30 percent
	Lot coverage by all buildings		N/A
	Access and circulation		Driveways may access the site from any side, pedestrian pathways must be provided from the right-of-way, and cross access shall be provided in instances where a development is within an out lot of a higher classified building form.
	Parking location		Parking shall be located in a side or rear yard; when located in a side yard and abutting the required building line adjacent the primary building, parking shall be screened with a minimum 30-inch masonry wall on the required building line, or within 5 feet of the required building line, provided that a landscape treatment is added between the wall and the required building line.

<sup>1</sup> The Planning Commission may adjust the required building line to a maximum of 30 feet beyond the property line for projects incorporating a permanent space for an outdoor café, public space, or a cross access drive with an adjacent parcel. Outdoor cafés or public spaces must be developed as part of the primary building and must incorporate a permanent wall or landscaping area along the required building line.

Figure 5.03.B-1



Authority and Administration

Development Regulations

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Table 5.03.B.2 Building Form B			
Building Form B: Smaller, multiple-tenant buildings for retail, restaurant, office, service, or residential uses. This category also includes multiple-tenant "strip mall" style development, although it requires a second story to encourage a mix of use.			
Height	Minimum	Stories	2 stories
		Feet	24 feet
	Maximum	Stories	6 stories
		Feet	72 feet
	Ground story minimum	Feet	14 feet
Placement	Front	Maximum setback	60 feet
		Minimum setback	N/A
	Side	Minimum setback	N/A (building may be placed up to the property line, but is not required to be)
	Rear	Minimum setback	30 feet
Lot	Required open space		15 percent
	Lot coverage by all buildings		N/A
	Access and circulation		Driveways may access the site from any side, pedestrian pathways must be provided from the right-of-way, and cross access shall be provided.
	Parking location		Parking shall be located in any yard, however, only one row of parking and a maneuvering lane shall be permitted in a front yard. When parking is located in a side yard and abuts the required building line adjacent to a primary building that abuts the right-of-way, parking shall be screened with a minimum 30-inch masonry wall on the required building line, or with 5 feet of the required building line, provided that a landscape treatment is added between the wall and the required building line.

Figure 5.03.B-2

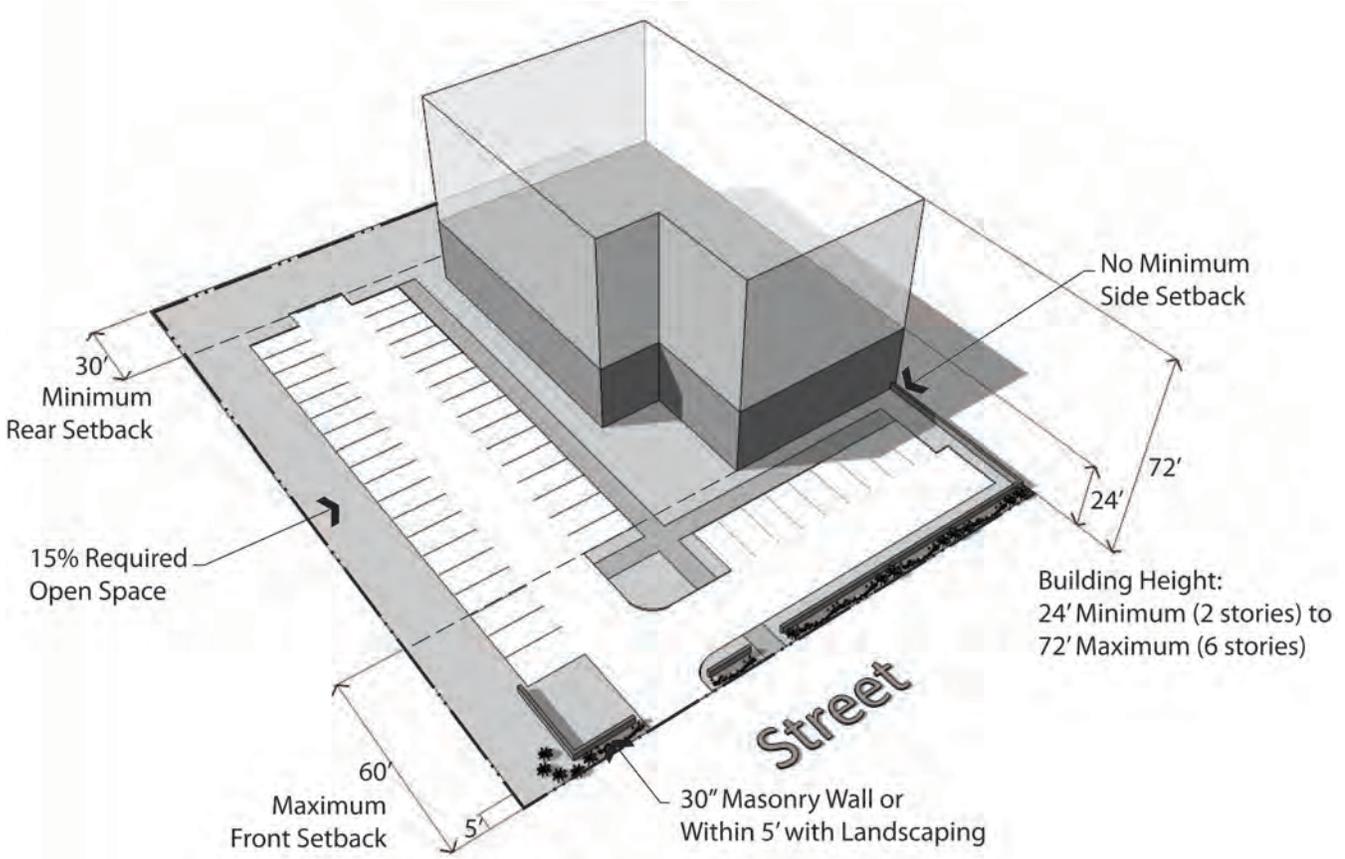
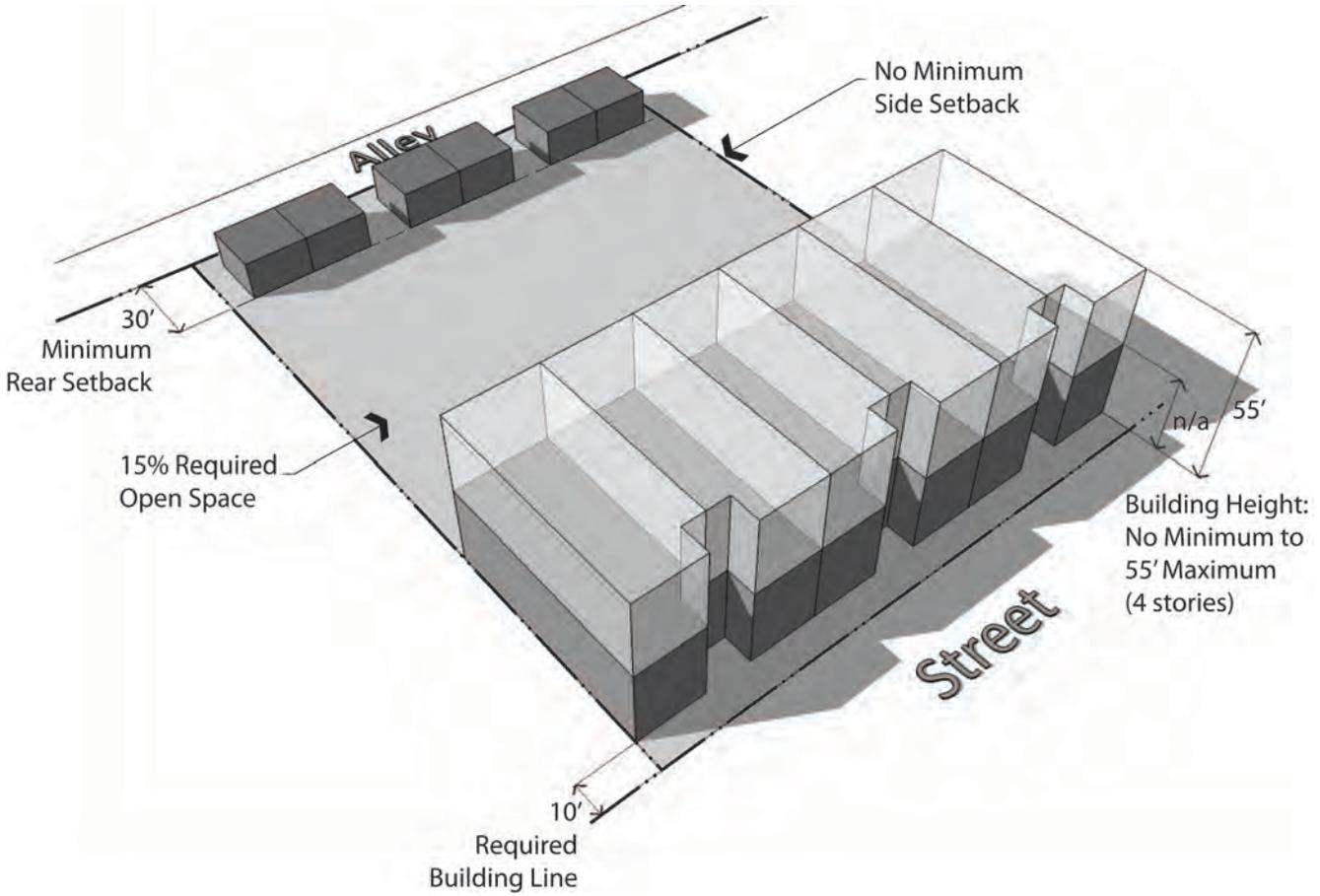


Table 5.03.B.3 Building Form C			
Building Form C: This category is primarily designed for attached residential or live/work residential units. Townhouses and urban-style residential developments that are compatible with the higher-density and more urban character of this area, as envisioned by the Big Beaver Corridor Study, are the primary buildings permitted under this building form.			
Height	Minimum	Stories	2 stories
		Feet	N/A
	Maximum	Stories	4 stories
		Feet	55 feet
	Ground story minimum	Feet	N/A
Placement	Front	Required building line <sup>1</sup>	10 feet. 75% of the building façade must meet the required building line, while up to 25% of the façade can be set back to allow for architectural consideration.
		Minimum setback	N/A
	Side	Minimum setback	N/A (building may be placed up to the property line, but is not required to be)
	Rear	Minimum setback	30 feet
Lot	Required open space		15 percent
	Lot coverage by all buildings		30 percent
	Access and circulation		Driveways must access garages, if provided, integrated into buildings from the rear, in an alley configuration; detached garages or multi-garage structures are permitted only in a rear yard, or behind primary buildings in an alley; pedestrian pathways shall be provided from the right-of-way.
	Parking location		Parking shall be located in a rear yard or in an alley between buildings; parking may also be provided in integrated garages or detached garages when accessed from an alley or rear yard; on-street parking within private roads in development is highly encouraged.
<sup>1</sup> The Planning Commission may adjust the required building line to a maximum of 30 feet beyond the property line for projects incorporating a permanent front yard, enclosed space that shall incorporate a permanent wall or landscaping area along the required building line.			

Figure 5.03.B-3



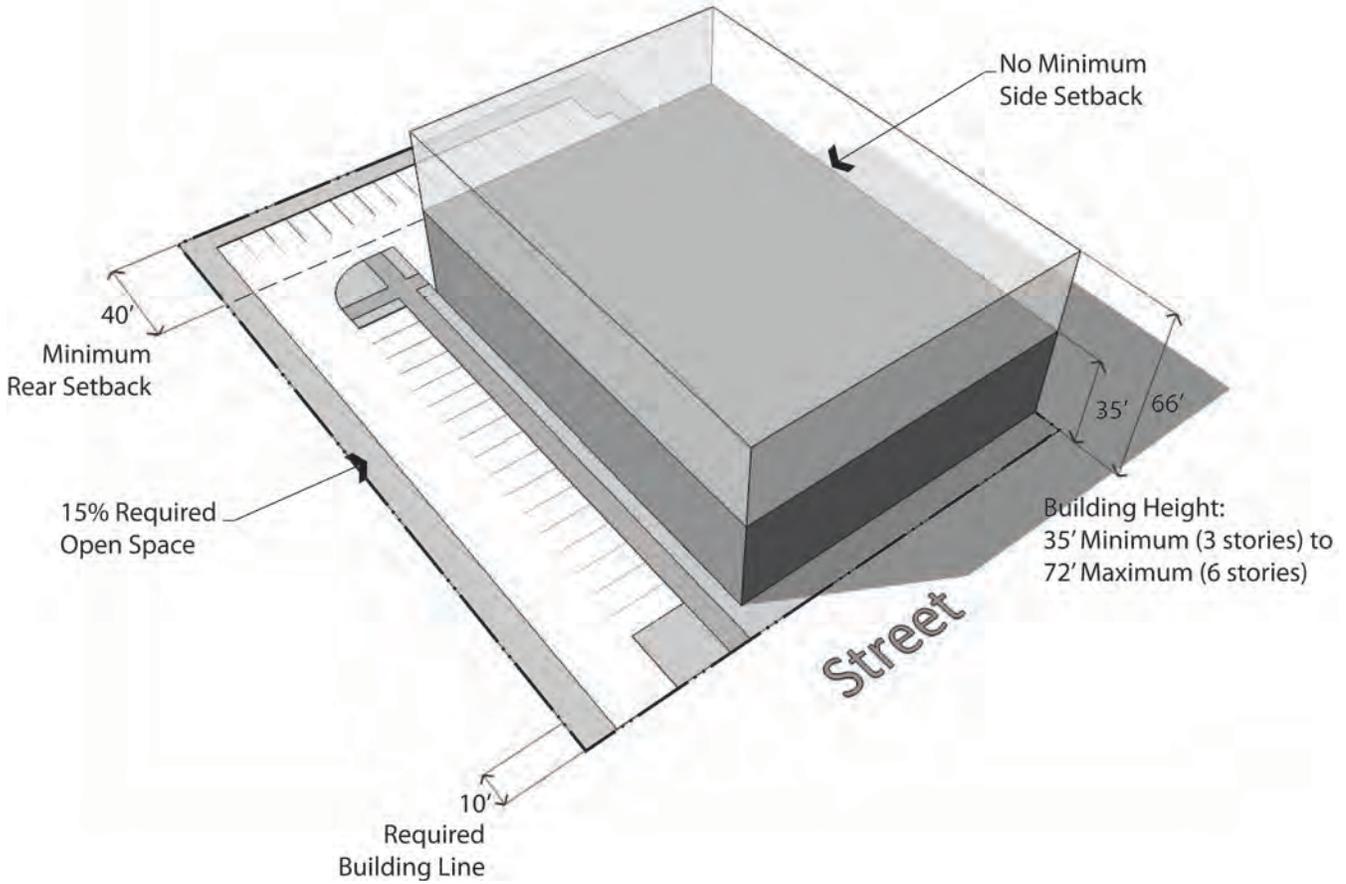
**Table 5.03.B.4  
Building Form D**

Building Form D: This category includes multi-story mixed-use developments with a residential component on upper floors and retail, office, service, or restaurant uses on the first or lower floors. The category takes into consideration residential and commercial parking, access, and connectivity, and requires buildings that are between 3 and 6 stories, to complement the higher-intensity areas within the district.

Height	Minimum	Stories	3 stories
		Feet	35 feet
	Maximum	Stories	6 stories
		Feet	66 feet
Ground story minimum		Feet	14 feet
Placement	Front	Required building line <sup>1</sup>	10 feet. 75% of the building façade must meet the required building line, while up to 25% of the façade can be set back to allow for architectural consideration.
		Minimum setback	N/A
	Side	Minimum setback	N/A (building may be placed up to the property line, but is not required to be)
	Rear	Minimum setback	40 feet
Lot	Required open space		15 percent
	Lot coverage by all buildings		30 percent
	Access and circulation		If a garage or below-grade parking is integrated into the building, it must be accessible from a side yard, rear yard, an alley, or from a side street in the case of a corner lot; access to surface parking for commercial traffic may be accessible from any direction; pedestrian pathways shall be provided from the right-of-way.
	Parking location		Surface parking shall be located in a rear yard or side yard; parking for residential tenants may be provided in integrated garages or below-grade parking.

<sup>1</sup> The Planning Commission may adjust the required building line to a maximum of 30 feet beyond the property line for projects incorporating a permanent space for an outdoor café, public space, or a cross access drive with an adjacent parcel. Outdoor cafés or public spaces shall be developed as part of the primary building and shall incorporate a permanent wall or landscaping area along the required building line.

Figure 5.03.B-4



Building Form E			
<p>Building Form E: This category provides an opportunity for large-format retail or entertainment uses within the district under very specific conditions. These buildings are over 20,000 square feet, but unlike classic large-format retail or entertainment uses, they directly abut the right-of-way, provide parking in the rear or side yards, and contribute to the street atmosphere by providing a consistent street front with other, more pedestrian-oriented projects. They may be set back from the right-of-way, but only when they provide out-lots within the same project for category A, B, C, or D building forms on the same or on separate lots.</p>			
Height	Minimum	Stories	1 story
		Feet	14 feet
	Maximum	Stories	N/A
		Feet	N/A
	Ground story minimum	Feet	14 feet
Placement	Front	Required building line <sup>1</sup>	10 feet. 75% of the building façade must meet the required building line, while up to 25% of the façade can be set back to allow for architectural consideration.
		Minimum setback	N/A
	Side	Minimum setback	N/A (building may be placed up to the property line, but is not required to be)
	Rear	Minimum setback	40 feet
Lot	Required open space		15 percent
	Minimum ground floor area		20,000 square feet
	Lot coverage by all buildings		30 percent
	Access and circulation		Driveways may access the site from any side, pedestrian pathways shall be provided from the right-of-way, and cross access shall be provided between category building forms and all lesser or equally classified building forms.
	Parking location		Parking shall be located in a side or rear yard; when located in a side yard and abutting the required building line adjacent the primary building, parking shall be screened with a minimum 30-inch masonry wall on the required building line, or within 5 feet of the line with a landscape transition; in instances where outlots line the required building line, the required building line shall be waived for the category 5 building or buildings.
<p><sup>1</sup> The Planning Commission may eliminate the required building line for projects incorporating a permanent series of outlots or smaller buildings in the A, B, C, or D building form categories, provided that those outlots and/or buildings make up the entire frontage of the overall development along the required building line, with the exception of access drives. The required building line frontage minimum for the outlots and/or other building forms along the required building line shall apply for each individual outlot and/or other buildings forms along the required building line shall apply for each individual outlot and/or building.</p>			

Figure 5.03.B-5

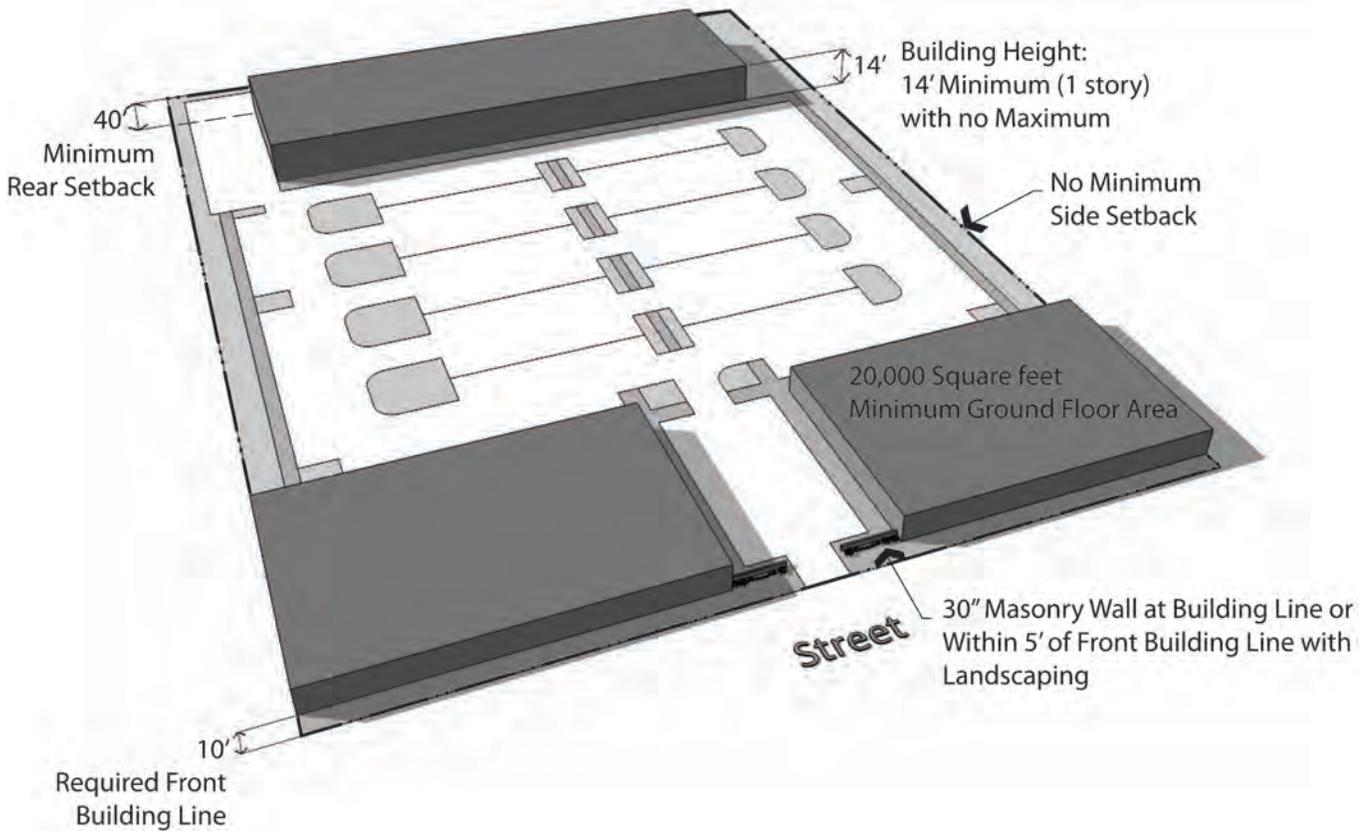
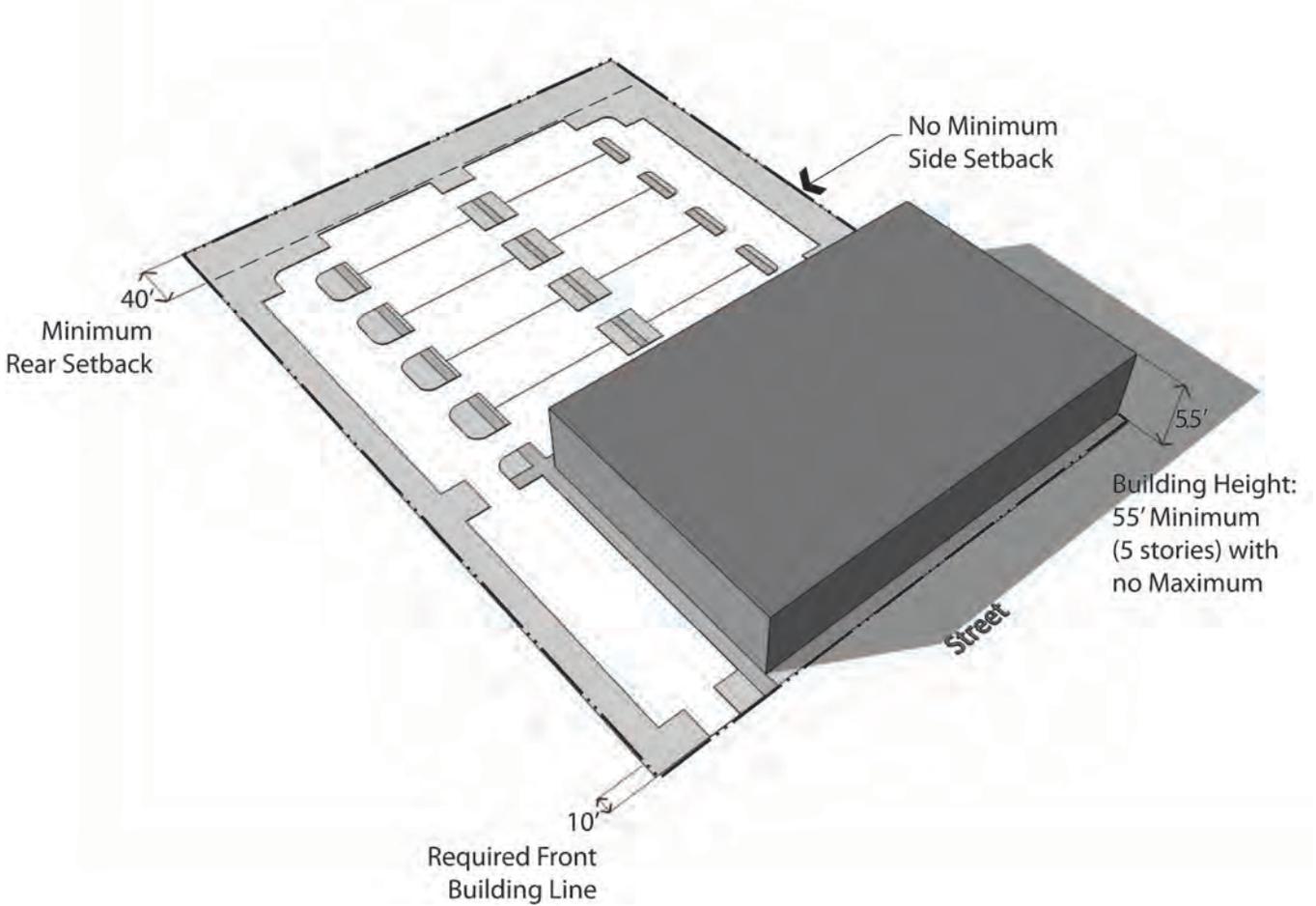


Table 5.03.B.6 Building Form F			
Building Form F: This category is designed for large-scale buildings of unlimited height which serve as anchors within the district. These buildings function much like category E building forms, but with a minimum 5-story height. They may incorporate a series of mixed uses, typically are supported by lesser-classified building forms, and require complex solutions for parking and access.			
Height	Minimum	Stories	5 stories
		Feet	55 feet
	Maximum	Stories	N/A
		Feet	N/A
	Ground story minimum	Feet	14 feet
Placement	Front	Required building line <sup>1</sup>	10 feet. 75% of the building façade must meet the required building line, while up to 25% of the façade can be set back to allow for architectural consideration.
		Minimum setback	N/A
	Side	Minimum setback	N/A (building may be placed up to the property line, but is not required to be)
	Rear	Minimum setback	40 feet
Lot	Required open space		N/A
	Lot coverage by all buildings		30 percent
	Access and circulation		If a garage or below-grade parking is integrated into the building, it shall be accessible from a side yard, rear yard, an alley, or from a side street in the case of a corner lot; access to surface parking for commercial traffic may be accessible from any direction; pedestrian pathways shall be provided from the right-of-way.
	Parking location		Surface parking shall be located in a rear yard or side yard; parking for residential tenants may be provided in integrated garages or below-grade parking.
<sup>1</sup> The Planning Commission may eliminate the required building line for projects incorporating a permanent series of outlots or smaller buildings in the A, B, C, or D building form categories, provided that those outlots and/or buildings make up the entire frontage of the overall development along the required building line, with the exception of access drives. The required building line frontage minimum for the outlots and/or other building forms along the required building line shall apply for each individual outlot and/or building.			

Figure 5.03.B-6



C. Landscaping in Form-Based Districts.

1. In addition to landscape requirements in [Section 13.02](#), the following landscaping requirements shall apply:
  - a. Supplemental to [Section 13.02.E.1.a](#), a minimum of fifteen percent (15%) of the site area shall be comprised of landscape material.
  - b. Landscaping can consist of approved trees, shrubs, ground cover, vines, grasses, or other approved plant material. Up to twenty-five percent (25%) of the required landscape area may be brick, stone, pavers, or other public plaza elements, but shall not include any parking area or required sidewalks.
  - c. Up to twenty-five percent (25%) of the required landscape area may be relieved through the Sustainable Design Option as outlined in [Section 12.01](#).

**SECTION 5.04      BIG BEAVER DISTRICT**

- A. Intent. The Big Beaver (BB) District is intended to implement the policies set forth in the Big Beaver Corridor Study, Big Beaver Design Guidelines, and the [City's Master Plan](#). These regulations are intended to promote a unified vision for transforming Big Beaver Road into a world-class destination focused on mixed-use development and increased land use intensity that is oriented as much to the needs of the pedestrian as to those of the automobile. These regulations are also intended to:
1. Establish a development pattern in which new [buildings](#) and building modifications enhance the character of the existing built environment.
  2. Orient building entrances and storefronts to the [street](#) to add visual interest, increase pedestrian traffic, and to reduce crime through increased surveillance.
  3. Enhance a sense of place and contribute to the sustainability of the City.
  4. Allow a pattern of development which will encourage transportation alternatives (walking, biking, and transit) to reduce automobile dependence and fuel consumption.
  5. Add value to property along the Big Beaver Corridor.
- B. Regulating Plan.
1. The [Regulating Plan](#), as set forth in [Figure 5.04.1](#), identifies allowable uses and permissible development within the District based on location.

SECTION 5.06 NEIGHBORHOOD NODES DISTRICT

Authority and  
Administration

A. Intent. The Neighborhood Nodes (NN) District is derived from the 2008 City of Troy Master Plan, which specifically identifies 21 specific intersections that play a critical role in the daily function, image, quality of life, and continued viability of the City. These nodes vary widely in character, but share common characteristics.

Development  
Regulations

Neighborhood Nodes are meant to serve as the core of the “economic neighborhoods” of Troy identified in the Master Plan. Economic neighborhoods are destinations created as “go to” places that take on a social role, serving both as a place to meet basic needs of the community and as 21st century village centers, which can include integrated residential development.

The Neighborhood Nodes should draw people, and should be visually distinguished from the surrounding area because of their greater intensity, density and design. Design techniques such as the variation of building height shall be encouraged by these regulations to help separate the Node from the surrounding area. Such variations, however, will respect the adjacent neighborhoods and will not be so extreme as to visually overpower transitional or residential areas.

Processes and  
Procedures

The success of the Neighborhood Nodes will play a critical role in the protection and cultivation of a high quality of life in Troy.

Supplemental Design  
Regulations

B. Regulating Plan.

1. The [regulating plan](#), as set forth in [Figure 5.06.1](#), identifies allowable [uses](#) and permissible development within the District based on location.
2. The regulating plan is based on two (2) factors: Site Type and Street Type. Site Types, as described in Section 5.06.B.3, are determined by lot size, location, and relationship to neighboring sites. Street Types, as set forth in Section 5.06.B.4, recognize that street patterns within the City of Troy are established. Streets range from primary corridors which carry a large volume of traffic to local [streets](#) which convey lower volumes of neighborhood traffic.
3. Site Types. The regulating plan includes two (2) different site types, described as follows:
  - a. Site Type NN:A (high intensity, predominantly commercial, regionally visible)
    - These sites are predominantly located directly on [major arterial](#) roads, have larger acreage than their Site Type NN:B counterparts, and have established driveways, cross access, and larger square footage existing buildings with commercial uses. The NN:A category is meant to accommodate the most ambitious redevelopment within the Nodes, as they typically have the prime

Nonconformity,  
Appeals, Amendments

location and the size to allow for the most creative solutions for mixed use and node-specific development as outlined in the [Master Plan](#).

While the established and intended character of each Node is distinct, the NN:A sites remain more similar to one another than do the NN:B sites, which are far more diverse in terms of [use](#), acreage, and existing [buildings](#). While the NN:B sites are intended primarily to provide a transition between the Node and the adjacent residential areas, the NN:A sites are intended to house the destination retail, service, and employment uses that are central to the economic neighborhoods outlined by the [Master Plan](#). These NN:A sites may also often incorporate higher-density residential development on upper floors when possible, to incubate a compact, walkable environment at the Node and to diversify the City's housing base.

- b. Site Type NN:B (transitional smaller scale, employment based, mixed use)
  - Site Type NN:B consolidates the smaller, diverse sites at and around Nodes throughout the City. They are located both in support of NN:A sites as transitional areas between more intense Nodes and the adjacent neighborhoods, and on their own, covering an entire Node, for those Nodes identified in the [Master Plan](#) as less intense, smaller scale Nodes with a direct connection to a residential area.

While not always present between NN:A sites and residential neighborhoods, when possible or preferable based on the parcel arrangement and existing circumstances, the NN:B category allows the Node to develop in a tiered manner, with more intense developments and uses permitted within the core of the Node, and less intense projects providing a buffer for the residential area.

NN:B sites may contain a variety of [uses](#), including residential at grade, in a higher-density arrangement, but may also include small scale retail and service or office uses. A strong focus on transitional landscaping and a suitable connection to the neighboring residential areas is of critical concern for the NN:B sites, as they will often serve as the primary zone through which residents in a social neighborhood, as identified in the [Master Plan](#), engage the Node, which serves as the core of the economic neighborhood.

- 4. Street Types. The [regulating plan](#) includes two (2) different Street Types, described as follows:

- a. Street Type NN:A (Arterials) – Category NN:A is meant for the main north-south and east-west roads that intersect at each of the twenty-one (21) neighborhood nodes. These roads are characterized by high traffic volumes and few individual residential curb cuts. They accommodate the majority of the regional traffic through Troy, connect Troy with its adjacent communities, and serve as the primary framework for circulating throughout the City.

The intersections of these [arterial](#) roads present opportunities to cultivate highly visible, highly used areas that connect the various elements of the City, and bridge the gap between the residential portions of Troy with the major corridors, commercial areas, employment centers, and adjacent communities of Troy.

These roads will evolve over time to form “complete streets” which continue to accommodate regional traffic, but also cater to the emerging neighborhood nodes at their intersections. These roads and intersections will have well-defined crosswalks, and will make use of a series of features intended to protect pedestrians by establishing equity between pedestrians and motorists through effective design. Raised walks of high-quality materials, signage, landscaping, and pedestrian respite islands are several options that may be found within Category NN:A.

[Arterial](#) Roads will also be characterized by strong landscaping designed to mitigate the negative impacts of high traffic volumes from adjacent residential areas which provide a unique and memorable visual character for the roadway.

- b. Street Type NN:B (Local/Collector) – Category NN:B roads are those roads tying together smaller areas and connecting various parts of individual developments within the Nodes. Either as public or private [streets](#), NN:B streets will have a more varied and localized character than larger roads, depending on their context within predominantly office, retail, or residential areas.

They act as the connection between the Node and adjacent neighborhoods. Very few examples of [streets](#) identified as NN:B streets exist in Troy, but they can also be developed as part of a larger project in the NN District, which may require new streets to be created to adequately and successfully implement the project. It is likely that any new road in the NN District will be a Category NN:B road.

Category NN:B roads will be very welcoming of non-motorized users and will have defined pedestrian rest areas and other amenities whenever possible. Their scale will be similar to that of a main road within a conventional subdivision or industrial park, and their width will be determined primarily on their purpose. A Category NN:B road within an industrial area may be required to be wider than one in a residential area, although their purpose is similar.

Category NN:B roads will have a much higher frequency of curb cuts than Category NN:A roads, and will often provide direct [rear](#) or [side yard](#) access to retail centers, office complexes, or high density residential projects.

Sufficient width should be retained on either side of the roadway whenever possible to allow for on-street parking to ensure that a variety of local parking options exist to directly serve the Nodes without requiring significant surface lots on private property.

- C. Authorized Use Groups. Authorized [use](#) groups, as set forth in [Section 5.03.A](#) and in [Table 5.06.C-1](#), are applied to the site types and street types in Neighborhood Nodes District in [Table 5.06.C-1](#).
- D. Authorized Building Forms. Authorized building forms, as set forth in [Section 5.03.B](#) and [Table 5.06.C-2](#), is applied to the site types and street types in the Neighborhood Nodes District in [Table 5.06.C-2](#).
- E. Design Standards. In addition to standards set forth in this Ordinance, all proposed development shall comply with the standards set forth herein.
  - 1. Building Orientation and Entrance.
    - a. Primary Entrance. The primary [building](#) entrance shall be clearly identifiable and useable and located in the front façade parallel to the [street](#).
    - b. Recessed Doorways. Where the [building](#) entrance is located on or within five (5) feet of a [lot line](#), doorways shall be recessed into the face of the building to provide a sense of entrance and to add variety to the streetscape. The entrance recess shall not be less than the width of the door(s) when opened outward.
    - c. Residential Dwellings. Entrances for all residential dwellings shall be clearly defined by at least one (1) of the following:
      - i. Projecting or recessed entrance. A recessed entrance is required if the building entrance is located on or within five (5) feet of the lot line.
      - ii. Stoop or enclosed or covered porch.
      - iii. Transom and/or side light window panels framing the door opening.
      - iv. Architectural trim or unique color treatments framing the door opening.
  - 2. [Ground Story Activation](#).
    - a. Transparency.
      - i. The first floors of all [buildings](#) shall be designed to encourage and complement pedestrian-scale activity and crime prevention techniques. It is intended that this be accomplished principally by the use of windows

and doors arranged so that active **uses** within the building are visible from or accessible to the street, and parking areas are visible to occupants of the building. The first floor of any front façade facing a right-of-way shall be no less than fifty (50) percent windows and doors, and the minimum transparency for facades facing a side street, side yard, or parking area shall be no less than 30 percent of the façade. The **Planning Commission** may waive this requirement for projects requiring site plan approval when an existing building with unique or historic attributes that help define the character of the node, as determined by the Planning Commission, is being reused.

- ii. The minimum transparency requirement shall apply to all sides of a **building** that abut an **open space**, including a **side yard**, or public right-of-way. Transparency requirements shall not apply to sides which abut an alley.
  - iii. Windows for building sides shall be concentrated toward the front edge of the building, in locations most visible from an urban open space or public right-of-way.
- b. Transparency Alternatives. The following alternatives may be used singularly or in combination. If used in combination, they may count toward no more than eighty (80) percent of the transparency requirement set forth in Section 5.04 E-4. The wall design alternative may count toward one hundred (100) percent of the side street transparency requirement, provided the entirety of the length and height of the wall is considered.
- i. Wall Design. Wall designs that provide visual interest and pedestrian scale may count toward no more than fifty (50) percent of primary street and fifty (50) percent of side street transparency requirements. Wall designs must provide a minimum of three (3) of the following elements, occurring at intervals no greater than twenty-five (25) feet horizontally and ten (10) feet vertically:
    - (a) Expression of structural system and infill panels through change in plane not less than three (3) inches.
    - (b) System of horizontal and vertical scaling elements such as: belt course, string courses, cornice, pilasters.
    - (c) System of horizontal and vertical reveals not less than one (1) inch in width/depth.
    - (d) Variations in material module, pattern, and/or color.
    - (e) System of integrated architectural ornamentation.

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(f) Green screen or planter walls.

(g) Translucent, fritted, patterned, or colored glazing.

- ii. Outdoor Dining/Seating. Outdoor dining/seating located between the **building** and the primary street zone **lot line** may count toward no more than sixty (60) percent of the transparency requirement. Outdoor dining/seating located between the building and side street zone lot line may count toward no more than eighty (80) percent of the transparency requirement.
- iii. Permanent Art. Non-commercial art or graphic design of sufficient scale and orientation to be perceived from the public right-of-way and rendered in materials or media appropriate to an exterior, urban environment and permanently integrated into the building wall may count toward no more than forty (40) percent of the transparency requirement.

3. Transitional Features.

- a. Transitional features are architectural elements, site features, or alterations to building massing that are used to provide a transition between higher intensity **uses** and low- or moderate-density residential areas. These features assist in mitigating potential conflicts between those uses. Transitional features are intended to be used in combination with landscape buffers or large **setbacks**.
- b. Intensity. A continuum of use intensity, where moderate intensity uses are sited between high-intensity **uses** and low-intensity uses, shall be developed for multi-building developments. An example would be an office use between commercial and residential uses.
- c. Height and Mass. **Building height** and mass in the form of building step-backs, recess lines or other techniques shall be graduated so that structures with higher intensity uses are comparable in scale with adjacent structures of lower-intensity uses.
- d. Orientation. Primary building facades shall be placed away from the residential use.
- e. Architectural Features. Similarly sized and patterned architectural features such as windows, doors, arcades, pilasters, cornices, wall offsets, building materials, and other building articulations included on the lower-intensity use shall be incorporated in the transitional features.

4. Site Access, Parking, and Loading.

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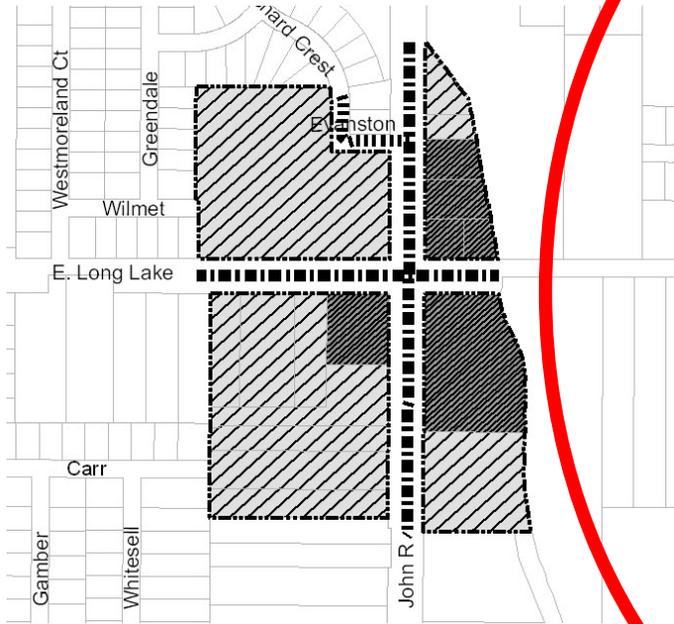
- a. Required Parking. Off-street parking shall be provided for a [principal use](#), erected, altered, or expanded after the effective date of this Ordinance in accordance with the standards set forth in [Article 13, Site Design Standards](#).

The [form-based](#) districts are intended to encourage pedestrian- and transit-friendly design and compact mixed-use developments. Applicants are encouraged to consider the provisions for shared parking set forth in [Section 13.06.E](#), and flexibility in application set forth in [Section 13.06.F](#).

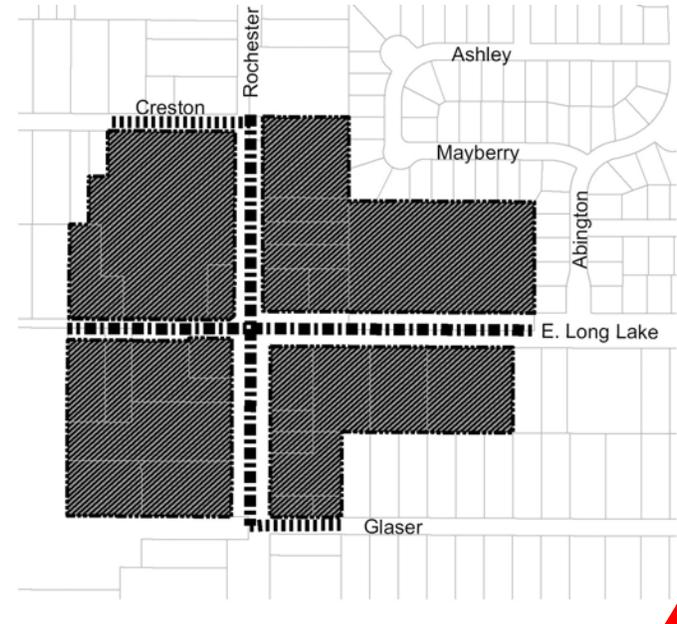
- b. Location.
- i. When parking is located in a [side yard](#) (behind the front [building line](#)) but fronts on the required building line, no more than fifty (50) percent of the total site's linear feet along the required building line or one hundred (100) feet, whichever is less, shall be occupied by parking.
  - ii. For a [corner lot](#), shall be no more than fifty (50) percent of the site's cumulative linear feet along the required building lines or one hundred (100) feet, whichever is less, shall be occupied by parking. The building shall be located in the corner of the lot adjacent to the intersection.
  - iii. For a [double frontage lot](#) or a [lot](#) that has frontage on three (3) [streets](#), the cumulative total of all frontages occupied by parking shall be no more than sixty-five (65) percent of the total site's linear feet along a required building line or one hundred and twenty-five (125) feet, whichever is less.
  - iv. Where off-street parking is visible from a [street](#), it should be screened in accordance with the standards set forth in [Section 13.02.C](#).

Map 5.06.1: Neighborhood Node District Regulating Plan (Continued)

Node K



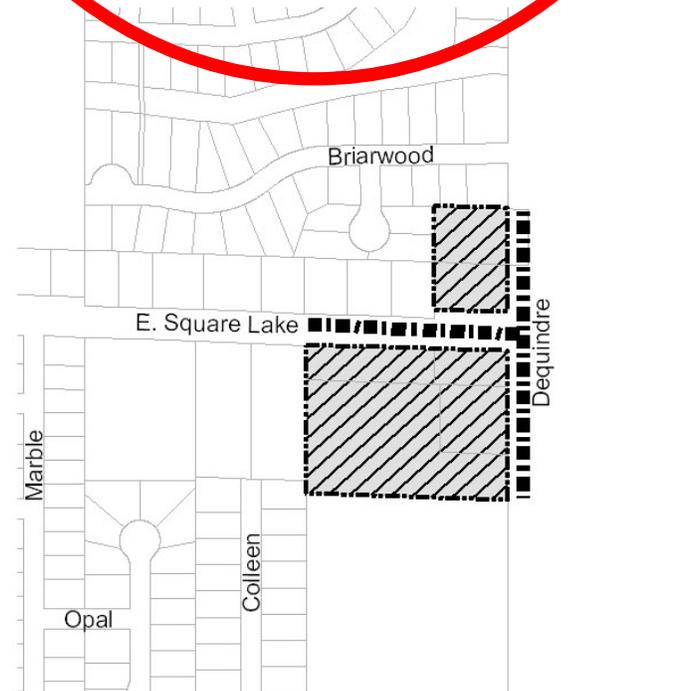
Node L



Node M



Node N



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Table 5.06.C-1 Use Groups Permitted				
Use Group (Table 5.03-1)	Site Type NN:A		Site Type NN:B	
	Street Type NN:A Arterials	Street Type NN:B Local and Connectors	Street Type NN:A Arterials	Street Type NN:B Local and Connectors
1 Residential	NP	NP	NP	NP
2 Residential/Lodging	P <sup>1</sup>	P <sup>1</sup>	P	P
3 Office/Institution	P	P	P	P
4 Auto/Transportation	S	S	NP	NP
5 Retail/Entertainment/ Service	P	P	P	P
6 Misc. Commercial	S	S	NP	NP
7 Industrial	NP	NP	NP	NP

<sup>1</sup> Permitted on upper floors only.  
P - Permitted Use Groups  
S - Special Use Approval Groups  
NP - Prohibited Use Groups

Table 5.06.C-2 Building Forms Permitted				
Building Forms	Site Type NN:A		Site Type NN:B	
	Street Type NN:A Arterials	Street Type NN:B Local and Connectors	Street Type NN:A Arterials	Street Type NN:B Local and Connectors
A: Small, single-purpose, out buildings	P	P	P	P
B: Small, multi-tenant commercial with mixed use	P	P	P	P
C: Attached residential or live/work	S	S	P	P
D: Multi-story mixed use, medium density	P	P	S	S
E: Large format commercial	P	S	NP	NP
F: Large format mixed-use	P	S	NP	NP

P - Permitted Building Form  
S - Special Approval Building Form  
NP - Prohibited Building Form

Planning Commission as to whether or not the proposed use is similar to a use permitted as of right, permitted in upper stories only, or permitted as a special use.

- g. If a site is adjacent to two (2) different street types, the more intense street type shall control for the purpose of determining allowable use groups.

TABLE 5.03-A-1 USE GROUPS BY CATEGORY	
PRINCIPAL USE	
<b>Use Group 1</b>	<b>Residential Uses:</b>
	One-Family dwellings
	Two-Family dwellings
<b>Use Group 2</b>	<b>Residential/Lodging Uses:</b>
	One-Family attached dwellings
	Multiple-Family dwellings
	Live/Work units
	Senior assisted/independent living
	Child care centers
<b>Use Group 3</b>	<b>Office/Institution:</b>
	General office
	Professional and medical office
	Hospitals
	Medical office
	Primary/secondary schools (private)
	Post-secondary schools
	Places of worship
	Data centers
	Technology centers / Office research
	Publicly owned/operated office and service facilities
	Funeral homes
	Veterinary clinics or hospitals
<b>Use Group 4</b>	<b>Auto/Transportation Uses:</b>
	Vehicle sales
	Vehicle service station
	Vehicle repair station
	Vehicle body repair
	Vehicle wash

Authority and Administration

Development Regulations

Processes and Procedures

Supplemental Design Regulations

Nonconformity, Appeals, Amendments

<b>Use Group 5</b>
<b>Retail, Entertainment, and Service Uses:</b>
Lodging
Financial institutions
General retail
Retail, large-format
Shopping centers
Fitness, gymnastics, and exercise centers
Theatres and places of assembly
Indoor commercial recreation establishments
Restaurant
Personal services
Business services
<b>Use Group 6</b>
<b>Miscellaneous Commercial Uses:</b>
Building & lumber supply
Garden centers, nurseries
Outdoor commercial recreation
Indoor commercial recreation
Self-Storage
Commercial kennels / pet day care
Drive-through facilities
<b>Use Group 7</b>
<b>Industrial Uses:</b>
Contractor's equipment storage
Food products
Commercial outdoor storage
Manufacturing, processing, etc.
Metal plating
Plastics
Printing
Tool & die, gauge & machine shops
Truck/trailer rental
Warehousing/wholesale
Experimental research & testing labs

B. Building Form Standards.

1. The form-based districts permit a series of potential building forms, dependant on the site's location. The six building forms, set forth in Tables 5.03.B.1 through 6, are established in this section as follows:

- B. The **Planning Commission** may require that any or all of the property of a club facility be fenced to contain any debris or materials used or discarded on site and/or to prevent unauthorized access to the grounds.
- C. Loud speakers broadcasting voice or music outside of a building shall not be permitted within five hundred (500) feet of any residentially zoned property.

**SECTION 6.20      PARKING STRUCTURE**

- A. Parking structures should be located behind **buildings** in locations that minimize visibility from public **streets**.
- B. When parking structures are located along public **street** frontages, they are subject to the following standards:
  - 1. **Building height** and placement requirements for **principal building** shall be met.
  - 2. A lining of retail, office, or residential **use** on the first floor with a useable depth of no less than twenty (20) feet shall be provided.
  - 3. At least fifty percent (50%) of the upper floors facing a public street shall consist of exposed openings. The openings shall be designed with one (1) or more treatments:
    - a. Planter boxes with living plants.
    - b. A rail or fence to give the appearance of a balcony.
    - c. Framing and mullions to give the appearance of large windows.
    - d. Architectural or artistic treatments.

**SECTION 6.21      PLACES OF WORSHIP**

- A. All religious activities shall take place in a fully enclosed building except as may be approved by the City.
- B. Facilities incidental to the main religious sanctuary must be used for church, worship, or religious education purposes, in a manner which is consistent with residential zoning and compatible with adjacent residential property. Associated uses on the site such as recreation centers, retreat facilities, conference centers, schools convents, and others shall meet all requirements of this Ordinance for such uses.

- C. The site shall have frontage on and primary access to a major or minor arterial.
- D. Buildings of greater than the maximum height allowed in the District in which a place of worship is located, may be allowed provided that the front, side and rear yards are increased one (1) foot for each foot of building height which exceeds the maximum height allowed.
- E. Front, side and rear yard setbacks shall be a minimum of fifty (50) feet.
- F. Parking shall not be permitted in the required yards adjacent to any public street or adjacent to any land zoned for residential purposes, other than that which is developed or committed for uses other than the construction of residential dwellings. Such yards shall be maintained as landscaped open space.
- G. Traffic from events, including church worship services and other large assemblies, shall be controlled so as not to create congestion or unreasonable delays on the public street.

## SECTION 6.22 POST-SECONDARY SCHOOLS

- A. All ingress and egress from said site shall be directly on to a major arterial.
- B. No building shall be closer than eighty (80) feet to any property line that is residentially zoned or used. In all other cases, front, side, and rear setbacks shall be a minimum of forty (40) feet.
- C. Off-street parking areas shall be located at least fifty (50) feet from any residential property line.
- D. Those buildings to be used for servicing or maintenance, such as heating plants, garages, and storage structures shall be screened from view of residentially zoned or used property, in accordance with the standards set forth in Section 13.02.B.

## SECTION 6.23 PRIMARY/SECONDARY SCHOOLS

- A. All outdoor play areas shall be located in the rear or side yards only and shall be enclosed with a durable fence six (6) feet in height, or four (4) feet in height if adjoining a right-of-way.
- B. All required state and local licenses, charters, permits and similar approvals shall be issued prior to occupancy for any educational purposes and shall be maintained in good standing.

## ARTICLE 15

### ZONING BOARD OF APPEALS

#### SECTION 15.01 BOARD ESTABLISHED

A Zoning Board of Appeals is hereby established, in accordance with Act 110 of the Public Acts of 2006, as amended (MCL 125.3601 et. seq.), and in such a way that the objectives of this Zoning Ordinance shall be observed, public health, safety and welfare secured, and substantial justice done. The Zoning Board of Appeals is established to ensure that the objectives of this Ordinance may be more fully and equitably achieved, that a means be provided for competent interpretation of this Ordinance, and that reasonable relief be provided in the application of this Ordinance. The BZA in existence at the time of the effective date of this ordinance shall continue to act as the ZBA in accordance with this Ordinance

#### SECTION 15.02 MEMBERSHIP AND TERMS

##### A. Membership.

1. The Zoning Board of Appeals shall consist of seven (7) permanent members and two (2) alternate members appointed by the [City Council](#). One (1) regular member shall be a member of the Planning Commission. The Planning Commission representative shall not serve as Chair of the Zoning Board of Appeals. The remaining members shall be selected from the electors of the City, and shall be representatives of the population distribution and of the various interests present in the City.
2. An employee or contractor of the City Council may not be a member or employee of the Zoning Board of Appeals.
3. The City Council shall appoint two (2) alternate members of the Zoning Board of Appeals who shall serve as a member of the Zoning Board of Appeals upon the call of the Chairperson when a regular member is absent from or unable to attend one (1) or more meetings. An alternate member may also be called to serve in place of a member for the purpose of reaching a decision on a case in which the member has abstained for the reason of a conflict of interest. The alternate member having been appointed shall serve on the case until a final decision has been made. The alternate member shall have the same voting rights as a regular member of the Zoning Board of Appeals.
4. The term of each permanent member shall be three (3) years, except for members serving because of their membership on the [Planning Commission](#),

whose terms shall be limited to the time they are members of the Planning Commission. A successor shall be appointed within one (1) month after the term of the preceding member has expired. All vacancies for unexpired terms shall be filled for the remainder of the term.

- B. Removal. Members of the Zoning Board of Appeals may be removed by the [City Council](#) for misfeasance, malfeasance or non-feasance in office upon written charges and after a due process hearing. A member shall disclose when there is or may be a conflict of interest prior to the matter being considered by the Zoning Board or Appeals. Failure of a member to disclose that there is or may be a conflict of interest to allow the Board to disqualify that member from a vote shall constitute malfeasance in office.

### SECTION 15.03 RULES GOVERNING THE BOARD OF APPEALS

- A. Rules. The Zoning Board of Appeals shall adopt rules of procedures to govern its procedures. The Zoning Board of Appeals shall elect a Chairperson, and Vice-Chairperson from its membership in accordance with adopted rules of procedure.
- B. Votes. A concurring vote of a majority of the members of the Zoning Board of Appeals shall be necessary for any decision related to administrative review, interpretation and variances other than use variances. Use variances shall require an affirmative vote of two-thirds (2/3) of the members for approval. A current member of the Zoning Board of Appeals who is also a current member of the [Planning Commission](#) shall not participate in a public hearing or vote on the same matter that the member voted on as a member of the Planning Commission.

- C. Representation. Any applicant may appear on their own behalf at a hearing or may be represented by an agent or attorney.
- D. Time Limit. The Zoning Board of Appeals shall hear and decide upon all matters properly before it within a reasonable time. The decision of the Zoning Board of Appeals shall be in the form of a resolution containing a full record of its findings and determinations in each case. The time limit may be extended by written agreement between the applicant and the Zoning Board of Appeals.

- E. Meetings and Record of Proceedings. Meetings of the Zoning Board of Appeals shall be held at the call of the Chairperson and at such times as the Board in its rules and regulations might specify. The Zoning Board of Appeals shall not conduct business unless a majority of the members of the Board are present. The Board shall maintain a record of its proceedings, and all its official actions. The vote of each member upon a question, or a member's absence or abstention, shall be recorded into the minutes of the meeting, which shall be filed in the office of the City Clerk.

## SECTION 15.04 POWERS AND DUTIES OF ZONING BOARD OF APPEALS

A. General. The Zoning Board of Appeals has the power to act on matters as provided in this Ordinance and Act 110, of the Public Acts of 2006, as amended (MCL 125.3601 et. seq.). The specific powers of the Board are enumerated in the following Sections of this Article.

B. Delegated Duties. The Zoning Board of Appeals shall hear and decide upon the following:

1. Appeals of administrative decisions.
2. Requests for interpretation of the Zoning Ordinance or Zoning Map.
3. Requests for dimensional and other non-use variances.
4. Requests for use variances.
5. All matters upon which it is required to pass under this Ordinance.

C. Appeals of Administrative Decisions. The Zoning Board of Appeals shall hear and decide appeals where it is alleged there is error of law in any order, requirement, decision or determination made by an administrative official or body in the enforcement of this Ordinance.

1. Appeals shall be filed in writing within thirty (30) days of the written decision in question with the [Zoning Administrator](#). The appellant must have a property interest and standing to be recognized under the law to challenge the decision. The appellant shall submit a clear description of the order, requirement, decision, or determination for which the appeal is made and the grounds of the appeal. The appellant may be required by the Zoning Board of Appeals to submit additional information to clarify the appeal.
2. Appeals may be taken by the person aggrieved or by any officer, department, board, agency, or bureau of the City or State governments. In addition, a variance in the Zoning Ordinance may be applied for and granted under Section 4 of the Uniform Condemnation Procedures Act, 1980 PA 87, MCL 213.54.
3. An appeal stays all proceedings in the furtherance of the action appealed from, unless the Zoning Administrator certifies to the Zoning Board of Appeals that a stay would cause imminent peril to life and property. In such case, proceedings shall not be stayed other than by a restraining order which may be granted by the Zoning Board of Appeals or by a court of record on application, on notice to the Zoning Administrator from whom the appeal is taken, and on due cause shown.

4. An administrative decision may be reversed, in whole or in part, or may be modified. To that end, the Zoning Board of Appeals shall have all the powers of the Zoning Administrator from whom the appeal is taken. In reaching its decision, the Zoning Board of Appeals shall only modify or reverse an administrative decision being appealed if one (1) or more of the following requirements are met:

- a. The administrative decision was arbitrary or capricious.
- b. The administrative decision was based on an erroneous finding of material fact.
- c. The administrative decision constituted an abuse of discretion; or
- d. The administrative decision was based on erroneous interpretation of the Zoning Ordinance or zoning law.

#### D. Interpretation.

1. The Zoning Board of Appeals shall hear and decide requests for interpretation of this Ordinance or the Zoning Map, taking into consideration the intent and purpose of the Ordinance and the Master Plan. In an interpretation of the Zoning Map, the Zoning Board of Appeals shall be governed by the Rules of Interpretation set forth in [Section 4.03, Interpretation of District Boundaries](#). The Zoning Board of Appeals shall not have the power to alter or change zoning district boundaries, except where uncertainty exists as to the location of a boundary, land use classifications of any property, or Zoning Ordinance text.

2. A record shall be kept by the Zoning Board of Appeals of all decisions for interpretation of this Ordinance or Zoning Map. The Zoning Board of Appeals may request the Planning Commission to initiate an Ordinance amendment that would correct or clarify the Ordinance.

#### E. Dimensional and Other Non-Use Variances.

1. Where a literal enforcement of the provisions of this ordinance would involve practical difficulties within the meaning of this Article, the Zoning Board of Appeals shall have the power to authorize such variation of the provisions of this Ordinance with such conditions and safeguards as it may determine as may be in harmony with the spirit of this Article and so that public safety and welfare be secured and substantial justice done.
2. Dimensional or other non-use variances shall not be granted by the Zoning Board of Appeals unless it can be determined that all of the following facts and conditions exist:

**Attachment D:  
Memo prepared for ZBA by Assistant to the City  
Attorney, dated November 19, 2013**



**TO:** Members of the Zoning Board of Appeals  
**FROM:** Julie Quinlan Dufrane, Assistant City Attorney *JQD*  
**DATE:** November 19, 2013  
**SUBJECT:** Information regarding Request for Interpretation

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At the next scheduled meeting of the Zoning Board of Appeals, you will be asked to interpret the City's Zoning Ordinance. Interpreting the City's Ordinance is not something that is commonly requested of the Board, therefore, this memo provides you with information concerning your authority to consider the issue, the procedure that should be followed, and the standards to be applied.

**ISSUE:** The specific issue the Zoning Board of Appeals will be asked to interpret is whether the principal use of a proposed building development located at 4924 Rochester Road constitutes a place of worship, a club or some other use under the City's Zoning Ordinance. The details of the proposed use will be presented to the Board of Appeals at the December 17 meeting when all parties will have an opportunity to present the Board with information.

**AUTHORITY:**

Under MCL 125.3603, which is the Michigan Zoning Enabling Act ["Michigan Zoning Act"], the Zoning Board of Appeals is authorized to hear and decide questions that arise in the administration of the zoning ordinance. The City of Troy's Zoning Ordinance, under Section 15.04(B)(2), specifically authorizes the Board to hear and decide requests for interpretation. In deciding a request for interpretation, the Board shall take into consideration the intent and purpose of the Ordinance and the Master Plan. (See Section 15.04(D)).

**PROCEDURE:**

All applicable rules which normally apply to proceedings of the Board of Appeals will remain in effect. The Zoning Ordinance requires a concurring vote of a majority of the members of the Zoning Board of Appeals for a decision related to an interpretation. A current member of the Zoning Board of Appeals who is also a current member of the Planning Commission shall not participate in a public hearing or vote on the same matter that the member voted on as a member of the Planning Commission. Although Mr. Krent sits on both Boards, he is not precluded from voting on the requested interpretation because the Planning Commission has not considered the same matter.

The decision of the Board will be in the form of a resolution which should contain a full record of the Board's findings and determinations. (Zoning Ordinance, Chapter 39, Section 15.03(D)).

## **STANDARDS TO BE APPLIED:**

The goal of statutory construction, in this case construction and interpretation of an ordinance, is to discern and give effect to the intent of the legislative body. (*Neal v Wilkes*, 470 Mich 661, 665; 685 NW2d 648 (2004)). Terms used in an ordinance must be given their plain and ordinary meanings, and it is appropriate to consult a dictionary for definitions, if necessary. (*Halloran v Bhan*, 570 Mich 572, 578; 683 NW2d 129 (2004)). Individual provisions of the Zoning Ordinance should be given effect and should be read to harmonize with all others.

The Michigan Zoning Act provides that the Zoning Board's decision must meet the following minimum requirements:

- 1) It must be based on proper procedure
- 2) It must be supported by competent, material, and substantial evidence placed on the record, and
- 3) It must represent the reasonable exercise of discretion. (*See also Great Lakes Society v Georgetown Charter Township*, 281 Mich App 396, 408; 761 NW2d 371 (2008)).

As stated above, the Board will be asked to interpret the City's Zoning Ordinance. Specifically, the Board will determine, based on the information and materials provided at a public hearing, whether the principal use of a proposed building is a place of worship, a club or some other use under the Zoning Ordinance. The applicant describes the principal use as a "Community Center," however, that term is not used or defined in the Zoning Ordinance. The determination of the principal use of the proposed building is an important one because there may be significant zoning implications.

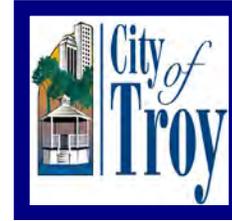
The term *CLUB* is defined as "*an organization and its premises catering exclusively to members and their guests for social, intellectual, recreational, cultural, or athletic purposes not operated for profit.*" (Zoning Ordinance, Chapter 39, Section 2.02 at 11).

The term *PLACES OF WORSHIP* is defined as "*a site used for or intended for the regular assembly of persons for the conducting of religious services and accessory uses therewith.*" (Zoning Ordinance, Chapter 39, Section 2.02 at 24). When considering whether a proposed building is a place of worship, under Michigan law, there is no requirement that the principal use be solely for worship. The Board may consider whether the building is used for public worship and reasonably closely related activities or uses.

The Board may determine, based on the information presented to it, that the principal use of the building is some other use defined in the Zoning Ordinance.

**Attachment E:**

**Letter prepared by City Manager for Dr. Nural Amin,  
dated October 29, 2013**



October 28, 2013

Dr. Md. Nural Amin  
NIMA GROUP, LLC  
4700 Rochester Road  
Troy, MI 48085

RE: ADAM Community Center, 4924 Rochester Road, Troy MI

Dear Dr. Md. Nural Amin:

The proposed ADAM Community Center was given approval by City Administration on October 2, 2013, based on representations that the proposed use of the building was a community center - and not a place of worship - under the provisions of the City of Troy Zoning Ordinance. This determination was based on floor plans and supporting documentation provided by you. There are significant zoning implications associated with this determination, since places of worship are required to be located at least 50 feet from abutting properties and have different parking requirements. The existing building location does not meet the place of worship zoning thresholds.

There has been significant dialogue between you and City Administration concerning the proposed use of the building, as follows:

- September 18, 2013 – Request by Planning Director (via email) to Dr. Nural Amin for a written description of the proposed use.
- September 19, 2013 - Dr. Nural Amin sent email response to Planning Director describing proposed use.
- September 20, 2013 – Request by Planning Director (via email) to Dr. Nural Amin for clarification and additional information related to parking calculations.
- September 27, 2013 – Director of Economic & Community Development, Planning Director and Assistant to the City Manager met in person with Dr. Nural Amin to discuss application.
- September 27, 2013 – Assistant to the City Manager sent email to Dr. Nural Amin requesting clarification of statements made during the meeting.
- September 30, 2013 – Dr. Nural Amin sent email response to Assistant to the City Manager
- October 2, 2013 – Director of Economic & Community Development sent email to Dr. Amin with determination that proposed use is a community center.

City Administration has also received information from Troy business owners and residents about the proposed use, challenging the community center zoning classification. Based on this information and also the lack of definition of a community center, I believe that there is some ambiguity, and therefore as Zoning Administrator, I will be requesting that the Zoning Board of Appeals render an interpretation on this item. Section 15.04.D of the City of Troy Zoning Ordinance provides the authority for the Zoning Board of Appeals to interpret the Zoning Ordinance. It is anticipated that having the Zoning Board of Appeals make the interpretation will eliminate the ambiguity and provide administrative finality. Furthermore, considering this item in the public realm will provide transparency and opportunity for input by residents.

City Manager's Office  
500 W. Big Beaver  
Troy, MI 48084  
(248) 524-3330

The City of Tomorrow...



...Today

The City of Troy will forward this item to the Zoning Board of Appeals for interpretation at the December 17, 2013 meeting. Official notice of said meeting will be provided as per Section 3.04 of the City of Troy Zoning Ordinance.

Although City Administration has not technically issued a stop work order, there is a risk in proceeding with any improvements until the Zoning Board of Appeals has made its decision. If you proceed with any improvements to the property from this moment forward it is at your own risk.

Sincerely,

A handwritten signature in blue ink that reads "B. Kischnick".

Brian Kischnick, City Manager  
Zoning Administrator

cc: Uddin Real Estate Holdings (owner), 2835 Tumbleweed, Troy, MI 48085  
Yousaf Mohamed (contractor), 1250 Wyoming, Dearborn, MI 48120  
Tim Ferasin, Alpha Home Décor, LLC  
Lori Grigg-Bluhm, City Attorney  
Steve Burns, SAFEbuilt  
David Roberts, Troy Fire Department  
Mark F Miller, Director of Economic & Community Development  
R. Brent Savidant, Planning Director

g/my documents/Kischnick/10.28.13 – ADAM Community Center Letter to Applicant

**Attachment F:**

**Email from Director of Economic & Community Development sent to Dr. Amin with determination that proposed use is a community center, dated October 2, 2013**

**From:** [Mark F. Miller](#)  
**To:** "mnamin1@msn.com"  
**Cc:** [Brian M Kischnick](#); [Brent Savidant](#); [Sehrish Salah-Ud-Din](#); [David J Roberts](#); [Steve Burns](#); [Glenn C Lapin](#)  
**Subject:** Adam Community Center 4924 Rochester Rd.  
**Date:** Wednesday, October 02, 2013 11:53:55 AM  
**Attachments:** [Letter to City of Troy-1R.pdf](#)  
[A1.Merill Church ACC Web page.pdf](#)  
[A2.Merill Church.tiff](#)  
[A4. Merrill Church letter communications.pdf](#)  
[A5.2170 Big Beaver Letters.pdf](#)  
[A5. Inter-Faith Activiries.docx](#)

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Dear Dr. Md. Nurul Amin:

We want to thank you for taking extra time to meet with our staff and submitting additional documentation. We have reviewed your combined site plan and floor plan, for the proposed ADAM Community Center located at 4924 Rochester Road. The proposed floor plan is consistent with a community center as the principal or main use of the site. The Zoning Ordinance permits accessory uses and are defined as: *A use which is supplemental and subordinate to the main use and used for purposes clearly incidental to those of the main use.* Prayers may occur within the building. There is community input which indicates that the subject property is a place of worship as a the principal or main use. Our determination, given the floor plan and supporting documentation is that the proposed Adam Community Center is **not** a place of worship (Zoning Ordinance term) or mosque. There is no dedicated worship space or dedicated Imam for the Community Center.

Please work with the Building, Planning and Fire Departments to gain occupancy for the Community Center.

If you have any questions please feel free to call or email.

Thank you.

Mark F. Miller  
Director of Economic & Community Development  
City Manager's Office  
City of Troy  
500 W. Big Beaver  
Troy MI 48084  
248.524.3351 office direct  
248.885.1889 wireless

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**From:** NURUL AMIN [mailto:mnamin1@msn.com]  
**Sent:** Monday, September 30, 2013 3:52 PM  
**To:** Sehrish Salah-Ud-Din  
**Cc:** Mark F Miller; Brent Savidant; Brian M Kischnick  
**Subject:** RE: Further Questions about the Adam Community Center

Dear All,

Good afternoon. I am attaching my reply with the attachment. I hope these will help you .  
I am sorry for the delay.

Have you any question please let me know.

Best Regards,

Dr. Md. Nurul Amin

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From: [SalahUdDinS@troymi.gov](mailto:SalahUdDinS@troymi.gov)  
To: [mnamin1@msn.com](mailto:mnamin1@msn.com)  
CC: [Mark.Miller@troymi.gov](mailto:Mark.Miller@troymi.gov); [SavidantB@troymi.gov](mailto:SavidantB@troymi.gov); [B.Kischnick@troymi.gov](mailto:B.Kischnick@troymi.gov)  
Subject: RE: Further Questions about the Adam Community Center  
Date: Mon, 30 Sep 2013 18:19:10 +0000

Good Afternoon Dr. Amin,

Hope you had a pleasant weekend. We wanted to email you and follow-up on our email we sent on Friday. When you get a moment today, please kindly reply to the email. Thank you for your cooperation.

Regards,  
Sehrish

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**From:** Sehrish Salah-Ud-Din  
**Sent:** Friday, September 27, 2013 10:32 AM  
**To:** 'mnamin1@msn.com'  
**Cc:** Mark F Miller; Brent Savidant; Brian M Kischnick  
**Subject:** Further Questions about the Adam Community Center  
**Importance:** High

Dr. Amin,

Thank you for meeting with us this morning. We had a few more questions regarding the Community Center. It was brought to our attention that there is a website, facebook page, etc already in existence with this center.

Upon review, we saw on the following two links that there will be prayer rooms and prayer will be conducted 5 times a day including the Friday prayer. That contradicts the statement you gave us in the past and this morning. We truly just want to verify that this is not a place of worship because as stated earlier, that will change the zoning regulations that apply to a community center vs. a place of worship.

<http://www.salatomic.com/d/Troy+23781+Adam-Community-Center>

<http://adamcc.dnalias.com/about.php>

At the first link, salatomic, under prayers, it states, "all prayers including formal jum'a"  
On the second link, adamcc.dnalias.com, under 'Features' it states that there will be two prayer halls with 12,000 SQ. FT.

Please clarify, because according to the websites, your statements and floor plan you provided today seem to contradict what we see online. Please help us understand if this is a place of worship or not. Does it have prayer rooms? Are the 5 prayers going to be conducted here?

Looking forward to your reply.

Thanks,

Sehrish, Mark, and Brent.

Dear Sehrish, Mark, and Brent,  
City of Troy  
9/30/23013

Thank you for the email of clarifications. I was out of the office after meeting with you at 9 AM- 9.50 AM in the City Manager's office. So I could not reply. In all of my meetings with the city officials from 7/29/2013 to 9/27/2013 I had repeated the same mission and vision. There was not a single existing building drawing of the Restaurant and we prepared the drawing with a certified land surveyor to be accurate as possible. I am a seasoned professional Engineer. My aim is to serve the community, which will ensure the law, ethics, morality, and safety.

At the start of the meeting I had started to describe some of the background information of (2170 Big- Beaver Road Building, 43700 Merrill Church building etc.) ADAM COMMUNITY CENTER, however Mr. Mark F. Miller requested that I discuss the current building, so I could not elaborate the subject.

Our intended use has not been changed. What is presented in the drawing to you and to the Fire Department will be our intended use.

In your e-mail of 9/27/13, you cited two links. These links do not describe this project.

**Link attachments: Link no. # 1**

This salatomic is not connected to ADAMCC. It is an incorrect directory listing that we did not create. Further, a review of our facebook page shows community education through lectures from scholarly people, community and cultural activities. In addition,

ADAM CC as a community Center has the following activities:

**It is unique for its mission and vision to encourage youths and adults to engage and receive spiritual, intellectual, emotional, and physical benefits. This will considerably reduce the rate of attrition in North America. The center will provide our youth with opportunities to resist peer pressure and avoiding part of a lost generation. ADAMCC contributes to be the source of a model community of diverse backgrounds, professions, and perspectives—all striving for a social change and transformation. It is founded to promote culture, education, and human values. It will provide excellence in serving the needs of the community regardless of race, ethnicity, and gender by the grace of God. It will generate :**

- Awareness of religions and beliefs, teachings, practices and forms of expression, as well as of the influence of religion on individuals, families, communities and cultures.
- Enable to develop respect and sensitivity to others, in particular those whose faith and beliefs are different from their own and to promote

discernment to combat prejudice.

- Endorse these principles as fundamentally important for all children and young people, for communities, and for the well being of our society.
- Help to Establish a Center for increasing knowledge through proper research, education, training and guidance.
- Valuing diversity, anti-racism, avoiding stereotype faiths, creating atmosphere for all in artistic, creative, recreational activities based on religious stories, people, places and incidences.

Here are examples of some of the activities that took place:

1. Community Education and spiritual Training using some scholarly people: Attorneys (e.g. what a Community should know about US laws- Attorney Syed Mustafa),
2. Physicians-New insights into the Medical Miracles in Quran - Dr. Erona Reza- University of Ottawa, Canada.
3. Miracles in Human Skeletal Design and Pathogenesis- Dr. Sima Rahman- University of Toledo. Other speakers involve
4. Engineers, scientist, religious leaders, youth students, professionals and so on- several topics
5. Where community members meet each other socially
6. Group activities for social support- helping the needy families, and disaster victims,
7. Name of Some of the Speakers: Imam Faisal (Ground Zero Mosque) , Dr.Imam Achmat Salie ( Dir. of Islamic Studies-U D Mercy), Imam Mustafa Elturk ( IONA), Imam Abdul Latiff ( Alfala Mosque), Imam Mustafa Tolba (Quran Institute), Prof. Dr. Mahmood Abdulhamid ( ICI, & GM), Mufti Hafez Rabbani ( IAGD), Dr. Akhlaque, Br. Khorram Wani ( WSU), Dr.M.N.Amin, Shayk Ishtiaq Attari ( IAGD), Dr. Ramzi Mohammad ( WSU), Dr. Erona Reza, Br. Abderahman (WSU), M.Shahnoor Amin ( U of M), Br. Rahat Khan ( Chrysler), Moulana Hafiz Tofazzul Haque,Br. Harun Imtiaz ( Zytuna College), Imam Ebadur Rahman ( Zytuna), Dr. Sima Rahman ( Univ. of Toledo), Imam Sohel Mangera (Tawhid Center), Dr. Hafiz Asher Ali, ( Resident Ohio) Dr. Morsy and Mohammad Qadi, Shayk Hamzah Maqbul, Br. Syed Mustafa (Attorney at Law), Imam Sami Kocak, Dr. Osman Master.. ( Physician) Prof. Dr. Saad Alam ( FIAT), Engr. Yousuf Mohammad (FORD). Please Refer topics of discussions at the end.

Therefore ADAMCC is not a worship place but rather a place to guide our community with required training. We do not have a fixed salaried Imam /prayer leader to conduct any worship activities.

**Link#2. This is an outdated website for the ADAM COMMUNITY CENTER. It was created in 2009. We have not updated it. We**

wanted to buy a large building with all mixed activities. In course of time we have abandoned the idea because of price increase of real estate and financial restraint. For examples:

- The 12,000-sft areas you had mentioned was our intention to buy that Church on sale in 2009, which has 30,000-sft building with 7.5 acre land (Sold US\$ 1.1 million). The prayer area of that building with ~800 fixed seat was 12,000.0 sft. (Please Review attachment 1,2&3). We could not buy it. We were outbid.
- The Big- Beaver building: was for mixed use of 40,000sft (sold US \$1.3 million). We had meetings with Mr. Brent Savident and Mr. Paul Evans of the Planning Dept. and we submitted our plan in 2010. We could not buy that building and were outbid.
- Due, in part, to price constraints, we realized that a place of worship would have high maintenance costs.
- We realized a community center was needed more than a place of worship.

The Building drawing that we have submitted I on 9/23/2013 was for ADAM (father of all humanity) Community Center as this is the most needed one for our community rather than a worship place.

In answer to your specific questions:

**Q: "Does it have prayer rooms? Are the 5 prayers going to be conducted here? "**

We do not have a designated prayer room. Any use for prayer is incidental. Because during any social activity, speech, discussion, some of the rooms such as reading rooms can be used as for prayer/meditation, prayer and meditation may occur. . Moreover, Muslim prayers don't need designated rooms so during the time of meetings/or assembly; one may use any rooms or spots for meditation.

As it is a community center very few people who live in the neighborhood will come different times to do social and cultural activities as noted above. These types of activities are being taking place in other community centers in this city. Even in Troy Community Center we had rented a room #303, or 305 during 2008-2009 which were used for social and cultural activities. So it is a growing need of the community in this City of Troy. These community people are from professional and technical backgrounds.

Islam is a way of life rather than worship. Every act of us is worship and is a part of our cultural and social activity. I had mentioned in the meeting that we need to integrate people of different cultures focusing on youth of all cultures and religions through inter-faith activities. If we are successful we may start another place for Mixed Use (with worship & other activities) depending on availability of place and resources.

Since the building will be used as a community center there will be limited access to the building and will be controlled by designated people. So different types of activities and associated meditation, if there will be any, will depend upon the

time and space availability. The building will be maintained and operated by the board members and listed members and their families. If there will be any changes in use we will inform you. We will take your help and inform you accordingly as we did before for 2170 Big-Beaver Building.

In the proposed ADAMCC Building, 4924 Rochester Road, Troy we may introduce the following activities for the youth:

1. To train and educate our youths to present religion in a positive way and help them to grow sound and adequate religious ethical and moral guidance as leaders of tomorrow.
2. To arrange and hold religious festivals gathering at appropriate times.
3. The ADAMCC weekend training classes will include facilities for youth activities, conference center, library, community outreach program to help the needy families, social gathering, funeral services help to give comfort, marriage consultation, workshop for some special activities such as workshop on Hajj (pilgrimage to Mecca) performing Training.
4. There is no other Muslim Organizations in this city near to this building to serve our purposes.
5. This organization is currently serving more than 150 families with limited facilities.
6. Non-availability of any other religious gathering/assembly place for rent for temporary use in the vicinity.

#### PROPOSED USES OF THE FACILITY

Modern zoning practices assign land uses according to function and emerged as a key component of Transit Oriented Development. The - Use of the proposed facility w as Community Center will have the following benefits:

1. Increase intensity and aids in efficiency of building and land use
2. Increase diversity of land uses
3. Integrate segregated uses and conserve valuable land resources
4. Optimum use of time of the people and more people will be attracted
5. Protect the environment and open spaces by making best use of land and leaving land for future generations
6. Reduces auto dependence, pollution, and accident
7. Increases travel options and families can be united frequently
8. Activities can be performed timely and will integrate people of different cultures and social background as it is nearer to I75, Big-Beaver and M59.
9. Lessen the risk of abandon facility as the Restaurant was failed and we

want to re

Use it after improvement.

10. Outside Architectural design of this building must create an interesting visual experience for both sidewalk users at close range and for those viewing the skyline from a distance.

11. Parking is located in rear yards.

12. Development includes intense street tree planting along major road

Some of the Discussion Topics were

- New Insights into the Engineering Miracles of Quran-Dr. Md. Nurul Amin PE, P..Eng.
- New Insights into the Medical miracles of Quran- Dr. Md. Shahryar Amin MD, PhD.
- Importance of seeking Forgiveness in Islam- Imam Hafez Raihan Uddin- Imam of Alfala Mosque
- Skirmish of Badr and Tafseer of Surah Marriam- Dr. Imam Achmat Salie
- Importance of Islamic Spirituality - Dr. Imam Achmat Salie
- Importance of Islamic Finance-Dr. Imam Achmat
- Signs of the Last Day- Dr. Imam Achmat Salie
- Scientific explanations of Earthquake Using the Holy Quran- Dr. Md. Nurul Amin
- Importance of Humanity in Islam- Sonny, Farhan and Shahnoor
- Community Responsibilities Towards Muslim Youths- Dr. Imam Achmat Salie
- Education of Muslim Children-Challenges & Opportunities - Imam Chris Lovelace
- Wisdom & Fasting in Ramadan- Dr. Imam Achmat Salie
- Origin & Significance of Hajj- Dr. Imam Achmat Salie
- Thawq in Islam & its Impacts on Society-Prof. Dr. Ramzy Mohammad
- Significance of Muharram and the Day of Ashura-Dr. Imam Achmat Salie

- Importance of Ulema in Islam-Dr. Imam Achmat Salie
- Rights of Orphans and Poor in Islam- Dr. Imam Achmat Salie
- Importance of Knowledge in Islam-Dr. Imam Achmat Salie
- True Essence of Qurbani- Dr. Imam Achmat Salie
- .The Subtle Power of Hijab- Prof. Dr. Ozgan Felek
- Presenting Islam to non Muslim- Prof. Dr. Soraya Orady
- The History of Muslims in Detroit- Prof Asma Sheikh
- The 4<sup>th</sup> Dimension time- an Islamic perspective- Dr. Saad Alam- ( FIAT)
- Islam & Muslim- Prof. Dr. Ramzi Mohammad of Wyne State Univ
- Why mercy is fundamental for human life: Prof. Dr. Hahmood Abdel Hamid - ( ICI & GM R & D)
- Synopsis of Surah Yasin - Prof Dr. Zaman ( U of Tennessee)
- The Community Responsibilities Towards Muslim Youth- Br. Khorram Wany ( WSU)
- The Spirit of Eid Ul Adha in Islam- Dr. Hafez Asher Ali
- Islamic Ways to raise Children- Dr. Mahmoud Abdel Hamid (ICI0- GM research)- 40 patents, 50 publications.
- Importance of Scientific Knowledge to Understand deep rooted meaning of Quran\_ Dr. Md. Nurul Amin
- Purity of Intention: Imam Mustafa Tolba ( IONA)
- Why do calamities befall on us: Sheik Istiyak Attari (IAGD)

You can see from the above mentioned social and cultural activities that we are trying to build up an unstained generation of youth and community. We strive to provide community Education and Training.

To answer your questions, the primary purpose is not worship but integrated community activities. Muslim religion asks for 5 daily prayers regardless of where you are - whether in offices, businesses or homes. Naturally we can pray in a community center but it will be incidental and not the primary purpose.

We had completed the purchase of the building and the restaurant owner has cleaned most of the furniture. Please come and visit the place. I am available to show the building to you.

Best Regards,

Dr. Md. Nurul Amin

5. We estimated 1200 people can pray together in congregation and 250 students can study in the school.
6. Maintenance cost will be collected from different activities.
7. All existing furniture may be available for use by the ACC.
8. More than 450,000.00 sq.ft (10 acres) are available for outdoor games, parks, assisted living, swimming pools for male, female separately and other recreational facilities.

AREA~29,600.00 Sq.ft

PLOT AREA~532,000.00 Sq. ft (12.2 Acre), 270

MERRILL CHURCH LOCATED ON 12.2 ACRES OPEN LAND. THE BUILDING INCLUDES: (1) KITCHEN CUM DINING SEATING FOR 250 PEOPLE, (2) PRAYER HALL 12,000 SQ. FT, (3) 4xSINGLE BATHROOMS, (4) 2xMULTI-STALL BATHROOMS INCLUDING SHOWER FACILITIES, (5)16 x CLASSROOMS OF AREA~ 4600 SQ. FT, (6) 2x NURSERIES, (7) 1 LIBRARY, (8) CONFERENCE ROOM, (9) 4 x ADMIN. OFFICES, (10) YOUTH RECREATIONAL ROOMS (11) BASKETBALL COURT CUM GYMNESIUM (12) 1500 SQ FOOT BRICK HOUSE FOR CHURCH LEADER WITH 3 CAR GARAGE AND SHED, (13) CAR PARKING FOR 270 CARS AND (14) NEAR TO M59 HIGHWAY AND MOUND ROAD



CONFERENCE CENTER, 3500 Sq. ft



EXTERNAL VIEW OF CHURCH PARKING



PRAYER HALL, AREA= 12,000 Sq. ft. (1200 people can pray)



GYMNESIUM, 2500 Sq. ft



LIBRARY, 600 Sq. ft



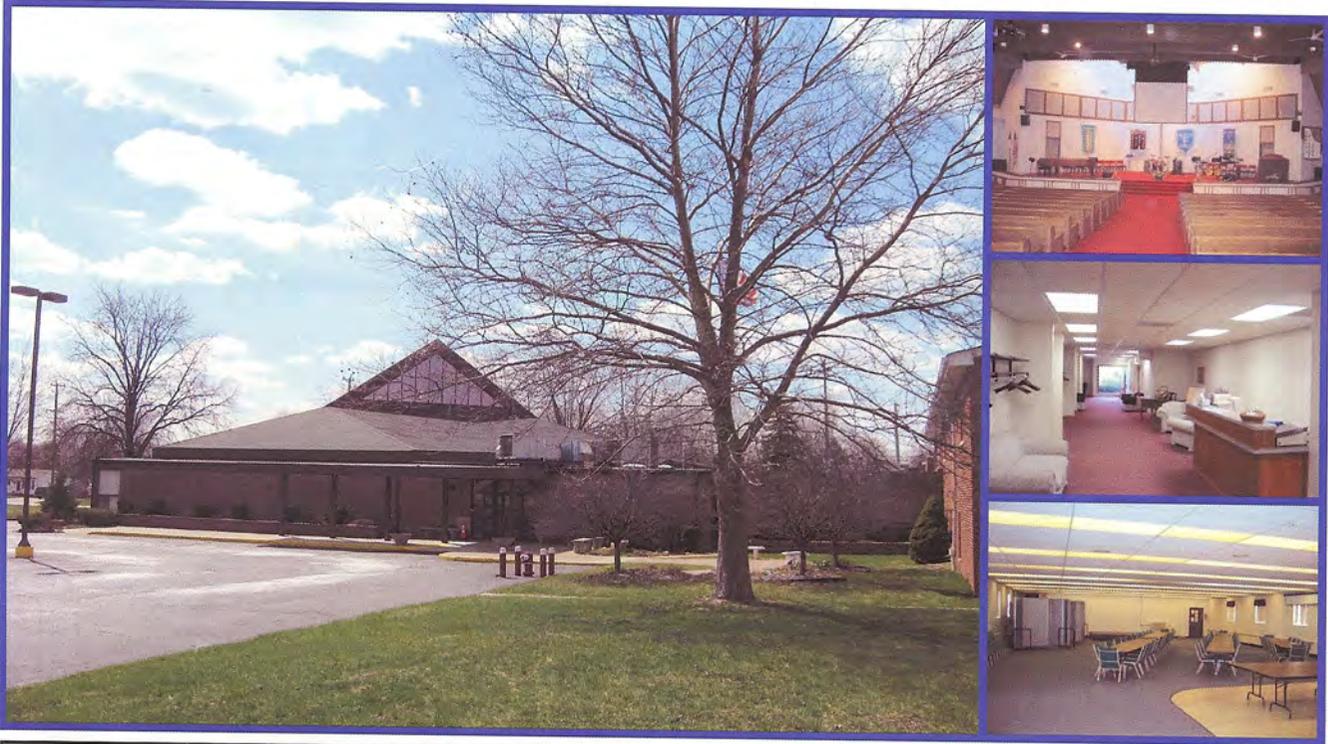
NURSERY, 2x900 Sq. ft



	MERRILL ROAD CHURCH			Year Built	Year Built	Year Built
Year Built 1988	B	L	Area sft	1988	1981	1951
Nursery	13	18	234	234		
Library	20	18	360	360		
Contro & Tape Room	18	18	324	324		
Reception Area	30	41	1230	1230		
Toilets	27	32	864	864		
Lavatory	6	6	36	36		
			0	3048		
			0	10.02		
<b>Main prayer Room 1981</b>	109	109	11881		11881	
702 seats			0		39.1	
20 handicap			0			
			0			
<b>Existing Building 1951</b>			0			
			0			
Dinning	40	64	2560			2560
same	14.4	17.6	253			253
			0			0
Kitchen	12	21.6	259			259
BOILER	9	20	180			180
			0			0
Reception Area	12	40	480			480
	10	30	300			300
OFFICE SPACES	32	40	1280			1280
			0			0
Toilet	12	12	144			144
	12	12	144			144
Boiler	12	10	120			120
Corridor	11	40	440			440
						6161
School 2nd Floor	40	132	5280			5280
Gymnasium	40	65	2600			2600
			0			14041
			30418			46.16
<b>Priest Room</b>			1500			
			31918			

# Brick Church On 7.48 Acres!

43700 Merrill, Sterling Heights



## Outstanding Features:

- Offered at **\$1,800,000**
- 30,000 Square Feet
- Located on 7.48 Acres with an Adjacent 4.68 Acres Also For sale For **\$499,000**
- Seating Capacity up to 800 People
- 150+ Space Parking Capacity (Expandable)
- Building Includes: Kitchen, Fellowship Hall, 4 Single Baths, 2 Multi-Stall Baths, Shower Facilities, 16 Classrooms, 2 Nurseries, 1 Library, Conference Room, 4 Offices, Youth Room w/Basketball Court,
- Sale Also Includes 1500 Sq Ft Parsonage
- 3 Car Garage and Shed

...Too much more to list!!!!

For information or a private showing please contact:

**Alex Nugent**  
Or  
**Michael Abt**  
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Real Estate One  
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Troy, MI 48098  
**(248) 813-0100 office**  
**www.AlexNugent.com**

<input type="checkbox"/> NURUL AMIN	▶ RE: Merrill Property	AMDA		1/30/10
<input type="checkbox"/> NURUL AMIN	▶ FW: Merrill Property	Sent		1/30/10
<input type="checkbox"/> NURUL AMIN	→▶ RE: Merrill Property	Sent		1/30/10
<input type="checkbox"/> NURUL AMIN	▶ RE: merrill	Sent		1/30/10
<input type="checkbox"/> NURUL AMIN	▶ MERILL CHURCH OFFER	Sent		1/28/10
<input type="checkbox"/> NURUL AMIN	▶ RE: amendment for Merrill	Sent		1/26/10
<input type="checkbox"/> NURUL AMIN	▶ ANOTHER GROUPS OFFER ON MERRIL CHURCH TOMORROW	Sent	📎	1/26/10
<input type="checkbox"/> NURUL AMIN	▶ FW: Monthly Bills spreadsheet - Merrill Church	Sent	📎	1/26/10
<input type="checkbox"/> NURUL AMIN	▶ FW: You have a new encrypted message from John Sickler <jsickler@university-bank.com> Lo...	Sent	📎	1/26/10
<input type="checkbox"/> NURUL AMIN	▶ RE: Information	Sent		1/25/10

Bank → Financing

~~Architect~~

~~Planning Director~~

~~Realestate~~

~~Bank Financing~~

ILKAN AME...	<input type="checkbox"/> NURUL AMIN	▶ ADAM Center Board member	Sent	1/21/11
AW NORTH...	<input type="checkbox"/> D A S Architects, P.C.	▶ Re: 2170 BIG-Beaver	POP	11/25/10
IR Contract...	<input type="checkbox"/> NURUL AMIN	▶ FW: 2170 E. Big Beaver	Sent	11/20/10
-Proj	<input type="checkbox"/> John Boyd	→▶ RE: 2170 E. Big Beaver	POP	11/19/10
in...	<input type="checkbox"/> NURUL AMIN	▶ 2170 BIG-Beaver	Sent	11/19/10
Credit Card	<input type="checkbox"/> NURUL AMIN	▶ RE: 2170 E. Big Beaver	Sent	11/18/10
ffin Works	<input type="checkbox"/> Brent Savidant	▶ RE: 2170 Biig Beaver Meeting	POP	11/15/10
MIN SALIE ...	<input type="checkbox"/> NURUL AMIN	▶ RE: 2170 Biig Beaver Meeting	Sent	11/15/10
p. EN old P...	<input type="checkbox"/> NURUL AMIN	▶ FW: 2170 E. Big Beaver	Sent	📎 11/14/10
SEN Works	<input type="checkbox"/> NURUL AMIN	▶ FW: 2170 E. Big Beaver	Sent	📎 11/14/10
BUSI - New...	<input type="checkbox"/> John Boyd	↩▶ RE: 2170 E. Big Beaver	POP	📎 11/14/10
SC. Passwo...	<input type="checkbox"/> NURUL AMIN	▶ FW: 2170 E. Big Beaver	Sent	📎 11/12/10
SC. SEMIN...	<input type="checkbox"/> NURUL AMIN	▶ RE: 2170 E. Big Beaver	Sent	📎 11/10/10
MA BUILDI...	<input type="checkbox"/> John Boyd	→▶ FW: 2170 E. Big Beaver	POP	📎 11/10/10
MA GROU	<input type="checkbox"/> John Sickler	▶ ADAM Community Center 2170 East Big Beaver 110910	POP	11/09/10
ETCHER PR...	<input type="checkbox"/> NURUL AMIN	▶ RE: 2170 East Big Beaver 110310	Sent	11/09/10
AVEL DOC...	<input type="checkbox"/> NURUL AMIN	▶ 2170 Biig Beaver Meeting	Sent	📎 11/09/10
kir Hossein	<input type="checkbox"/> NURUL AMIN	→▶ 2170 Biig Beaver Meeting	Sent	📎 11/09/10
arch Results	<input type="checkbox"/> NIIRII AMIN	▶ FW: 2170 Biig Beaver Meeting	Sent	11/09/10

**Attachment G:**

**Email response by Dr. Nural Amin to Assistant to the  
City Manager, dated September 30, 2013**

**From:** [Mark F. Miller](#)  
**To:** [Brent Savidant](#)  
**Subject:** FW: Further Questions about the Adam Community Center  
**Date:** Monday, October 28, 2013 1:58:58 PM

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**From:** Sehrish Salah-Ud-Din  
**Sent:** Monday, September 30, 2013 2:19 PM  
**To:** 'mnamin1@msn.com'  
**Cc:** Mark F Miller; Brent Savidant; Brian M Kischnick  
**Subject:** RE: Further Questions about the Adam Community Center

Good Afternoon Dr. Amin,

Hope you had a pleasant weekend. We wanted to email you and follow-up on our email we sent on Friday. When you get a moment today, please kindly reply to the email. Thank you for your cooperation.

Regards,  
Sehrish

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**From:** Sehrish Salah-Ud-Din  
**Sent:** Friday, September 27, 2013 10:32 AM  
**To:** 'mnamin1@msn.com'  
**Cc:** Mark F Miller; Brent Savidant; Brian M Kischnick  
**Subject:** Further Questions about the Adam Community Center  
**Importance:** High

Dr. Amin,

Thank you for meeting with us this morning. We had a few more questions regarding the Community Center. It was brought to our attention that there is a website, facebook page, etc already in existence with this center.

Upon review, we saw on the following two links that there will be prayer rooms and prayer will be conducted 5 times a day including the Friday prayer. That contradicts the statement you gave us in the past and this morning. We truly just want to verify that this is not a place of worship because as stated earlier, that will change the zoning regulations that apply to a community center vs. a place of worship.

<http://www.salatomic.com/d/Troy+23781+Adam-Community-Center>

<http://adamcc.dnsalias.com/about.php>

At the first link, salatomic, under prayers, it states, "all prayers including formal jum'a"  
On the second link, adamcc.dnalias.com, under "Features" it states that there will be two prayer halls with 12,000 SQ. FT.

Please clarify, because according to the websites, your statements and floor plan you provided today seem to contradict what we see online. Please help us understand if this is a place of worship or not. Does it have prayer rooms? Are the 5 prayers going to be conducted here?

Looking forward to your reply.

Thanks,

Sehrish, Mark, and Brent.

**Attachment H:**

**Email sent by Assistant to the City Manager to Dr. Nural Amin requesting clarification of statements made during meeting, dated September 27, 2013**

**From:** [Mark F. Miller](#)  
**To:** [Brent Savidant](#)  
**Subject:** FW: Further Questions about the Adam Community Center  
**Date:** Monday, October 28, 2013 1:59:17 PM  
**Importance:** High

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**From:** Sehrish Salah-Ud-Din  
**Sent:** Friday, September 27, 2013 10:32 AM  
**To:** 'mnamin1@msn.com'  
**Cc:** Mark F Miller; Brent Savidant; Brian M Kischnick  
**Subject:** Further Questions about the Adam Community Center  
**Importance:** High

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<http://adamcc.dnalias.com/about.php>

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Please clarify, because according to the websites, your statements and floor plan you provided today seem to contradict what we see online. Please help us understand if this is a place of worship or not. Does it have prayer rooms? Are the 5 prayers going to be conducted here?

Looking forward to your reply.

Thanks,

Sehrish, Mark, and Brent.

**Attachment I:**

**Email request by Planning Director to Dr. Nural Amin for clarification and additional information related to parking calculations, dated September 20, 2013**

**From:** [Mark F. Miller](#)  
**To:** [Brent Savidant](#)  
**Subject:** FW: 4924 Rochester ADAM CC BUILDING  
**Date:** Monday, October 28, 2013 2:00:23 PM

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**From:** Brent Savidant  
**Sent:** Friday, September 20, 2013 9:57 AM  
**To:** 'NURUL AMIN'  
**Cc:** Mark F Miller; Steve Burns; Rick Kessler; Mitchell E Grusnick; Paul N Featherston; Paul M Evans  
**Subject:** RE: 4924 Rochester ADAM CC BUILDING

This is the type of information we seek. Although the attached document is labeled a Demolition Plan, it appears that it is a proposed floor plan. Please verify.

Please provide parking calculations so that we can confirm that there will be sufficient off-street parking spaces for the proposed uses. Parking space requirements are in Article 13 of the City of Troy Zoning Ordinance, which is available online on the Planning page of the City of Troy website.

---

**From:** NURUL AMIN [<mailto:mnamin1@msn.com>]  
**Sent:** Thursday, September 19, 2013 2:19 PM  
**To:** Brent Savidant  
**Cc:** Mark F Miller; Steve Burns; Rick Kessler; Mitchell E Grusnick; Paul N Featherston; Paul M Evans  
**Subject:** RE: 4924 Rochester ADAM CC BUILDING

Dear Mr. Savidant,

Good afternoon. Thank you for your advice. The ADAM COMMUNITY CENTER (ADAMCC) wants to purchase the building 4924, Rochester Road, Troy, MI 48085 for the intention of a Community Center and for which I met you on 7/29/2013.

Since there was no existing drawing of the building in the City we made a drawing using a licensed surveyor. The building is empty now. We visited the building with the Fire Marshall on 9/9/2013 at 10:30 AM. We had a meeting with the City officials and Fire dept. on 9/5/2013, Mr. Chuck Roberts, Mr. Kessler, Mr. Bowers, Mrs. Tonya at 1 PM. Based on discussions we are showing the uses of the building as discussed as attached in the drawing.

The main functions can be summarized as:

1. Social / cultural gathering of a mixed community
2. Youth activities room after school and weekend
3. Exercise room with basic equipment
4. Reading Rooms with bookshelf
5. Recreation room with computers
6. Storage rooms- basic items
7. Some valuable book shop.
8. Fridge and microwave room.
9. Consultation Room.

These are our intended uses of the building. Our main intentions are to integrate people of different groups, men, women and youth apart from different ethnicities to unite them , educate them, train them and guide them morally and ethically to serve the United States of America effectively and efficiently through lectures, presentations and discussions. There is none of this type of facility in the City of Troy and neighboring cities for our communities. These people are highly educated professionals : doctors, engineers, educators, businessman and so on.

Because of the location , we believe this building with all of these activities will serve to strengthen and enhance community relations.

It was our draem and please help us to establish this center for the intended uses.

Best Regards,

Dr. Md. Nurul Amin

A community worker.

---

From: [SavidantB@troymi.gov](mailto:SavidantB@troymi.gov)

To: [mnamin1@msn.com](mailto:mnamin1@msn.com)

CC: [Mark.Miller@troymi.gov](mailto:Mark.Miller@troymi.gov); [S.Burns@troymi.gov](mailto:S.Burns@troymi.gov); [R.Kessler@troymi.gov](mailto:R.Kessler@troymi.gov);  
[GrusnickME@troymi.gov](mailto:GrusnickME@troymi.gov); [Paul.Featherston@troymi.gov](mailto:Paul.Featherston@troymi.gov); [P.Evans@troymi.gov](mailto:P.Evans@troymi.gov)

Subject: 4924 Rochester

Date: Wed, 18 Sep 2013 18:28:35 +0000

Dr. Amin:

I understand that you or an organization that you are involved with intends to purchase 4924 Rochester in Troy, MI. In previous correspondence with the Planning Department you implied that your intent is to occupy the existing building as a “community center”, which is permitted by right in the underlying NN district. Before making a major investment on this property, I strongly encourage you to clarify with the City that the intended use is a “community center” and not a “place of worship”. The standards of approval for a “place of worship” are more strict than a “community center”. Although also permitted by right, one of the specific approval standards for “place of worship” is a 50-foot setback for the building from abutting properties. The existing building does not meet this requirement.

Therefore, a “place of worship” would not be permitted at this location without a variance from the Zoning Board of Appeals.

I suggest you provide a written description of the proposed use of the building to the Planning Department prior to purchase. This can be provided to me via email. The Zoning Administrator can review the description of the proposed use and confirm that the use complies with Zoning Ordinance requirements, prior to purchase of the property.

If you have any questions please feel free to contact me.

R. Brent Savidant, AICP  
Planning Director

City of Troy  
500 W. Big Beaver  
Troy, MI 48084

Email: [savidantb@troymi.gov](mailto:savidantb@troymi.gov)

Office: (248) 524-3364

**Attachment J:**

**Email response from Dr. Nural Amin to Planning Director describing proposed use, dated September 19, 2013**

**From:** [Mark F. Miller](#)  
**To:** [Brent Savidant](#)  
**Subject:** FW: 4924 Rochester ADAM CC BUILDING  
**Date:** Monday, October 28, 2013 2:00:42 PM  
**Attachments:** [ADAM CC TO PRINT DEMOLITION R2 Model \(3\).pdf](#)

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**From:** NURUL AMIN [mailto:[mnamin1@msn.com](mailto:mnamin1@msn.com)]  
**Sent:** Thursday, September 19, 2013 2:19 PM  
**To:** Brent Savidant  
**Cc:** Mark F Miller; Steve Burns; Rick Kessler; Mitchell E Grusnick; Paul N Featherston; Paul M Evans  
**Subject:** RE: 4924 Rochester ADAM CC BUILDING

Dear Mr. Savidant,

Good afternoon. Thank you for your advice. The ADAM COMMUNITY CENTER (ADAMCC) wants to purchase the building 4924, Rochester Road, Troy, MI 48085 for the intention of a Community Center and for which I met you on 7/29/2013.

Since there was no existing drawing of the building in the City we made a drawing using a licensed surveyor. The building is empty now. We visited the building with the Fire Marshall on 9/9/2013 at 10:30 AM. We had a meeting with the City officials and Fire dept. on 9/5/2013 , Mr. Chuck Roberts, Mr. Kessler, Mr. Bowers, Mrs. Tonya at 1 PM . Based on discussions we are showing the uses of the building as discussed as attached in the drawing.

The main functions can be summerzied as:

1. Social / cultural gathering of a mixed community
2. Youth activities room after school and weekend
3. Exercise room with basic equipment
4. Reading Rooms with bookshelf
5. Recreation room with computers
6. Storage rooms- basic items
7. Some valuable book shop.
8. Fridge and microwave room.
9. Consultation Room.

These are our intended uses of the building. Our main intentions are to integrate people of different groups, men, women and youth apart from different ethnicities to unite them , educate them, train them and guide them morally and ethically to serve the United States of America effectively and efficiently through lectures, presentations and discussions. There is none of this type of facility in the City of Troy and neighboring cities for our communities. These people are highly educated professionals : doctors, engineers, educators, businessman and so on.

Because of the location , we believe this building with all of these activities will serve to strengthen and enhance community relations.

It was our draem and please help us to establish this center for the intended uses.

Best Regards,

Dr. Md. Nurul Amin

A community worker.

---

From: [SavidantB@troymi.gov](mailto:SavidantB@troymi.gov)

To: [mnamin1@msn.com](mailto:mnamin1@msn.com)

CC: [Mark.Miller@troymi.gov](mailto:Mark.Miller@troymi.gov); [S.Burns@troymi.gov](mailto:S.Burns@troymi.gov); [R.Kessler@troymi.gov](mailto:R.Kessler@troymi.gov);  
[GrusnickME@troymi.gov](mailto:GrusnickME@troymi.gov); [Paul.Featherston@troymi.gov](mailto:Paul.Featherston@troymi.gov); [P.Evans@troymi.gov](mailto:P.Evans@troymi.gov)

Subject: 4924 Rochester

Date: Wed, 18 Sep 2013 18:28:35 +0000

Dr. Amin:

I understand that you or an organization that you are involved with intends to purchase 4924 Rochester in Troy, MI. In previous correspondence with the Planning Department you implied that your intent is to occupy the existing building as a “community center”, which is permitted by right in the underlying NN district. Before making a major investment on this property, I strongly encourage you to clarify with the City that the intended use is a “community center” and not a “place of worship”. The standards of approval for a “place of worship” are more strict than a “community center”. Although also permitted by right, one of the specific approval standards for “place of worship” is a 50-foot setback for the building from abutting properties. The existing building does not meet this requirement.

Therefore, a “place of worship” would not be permitted at this location without a variance from the Zoning Board of Appeals.

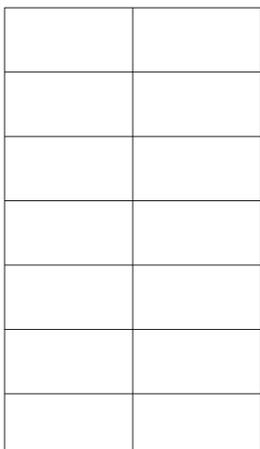
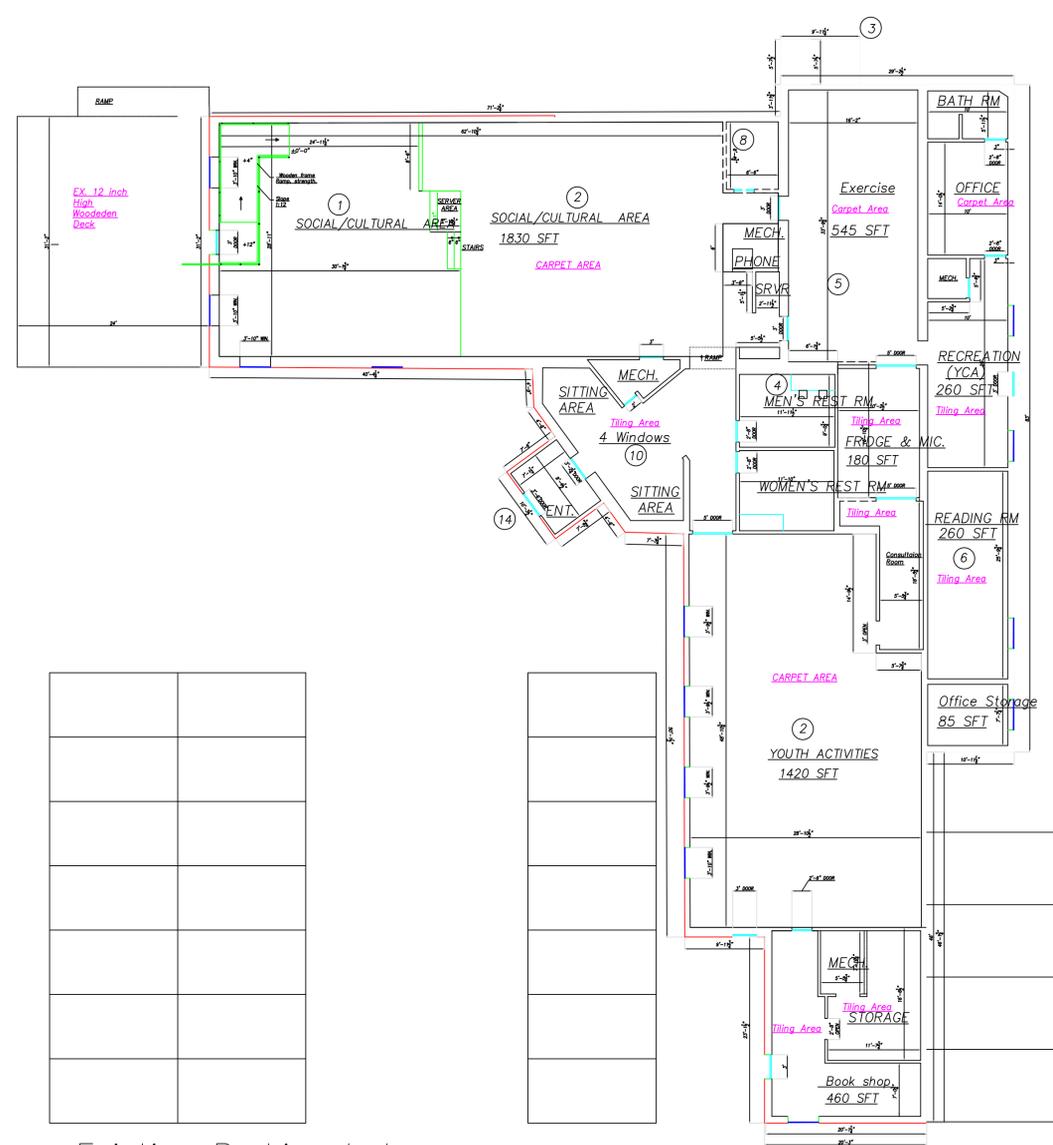
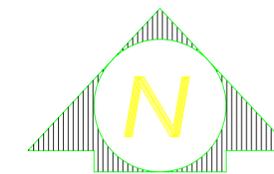
I suggest you provide a written description of the proposed use of the building to the Planning Department prior to purchase. This can be provided to me via email. The Zoning Administrator can review the description of the proposed use and confirm that the use complies with Zoning Ordinance requirements, prior to purchase of the property.

If you have any questions please feel free to contact me.

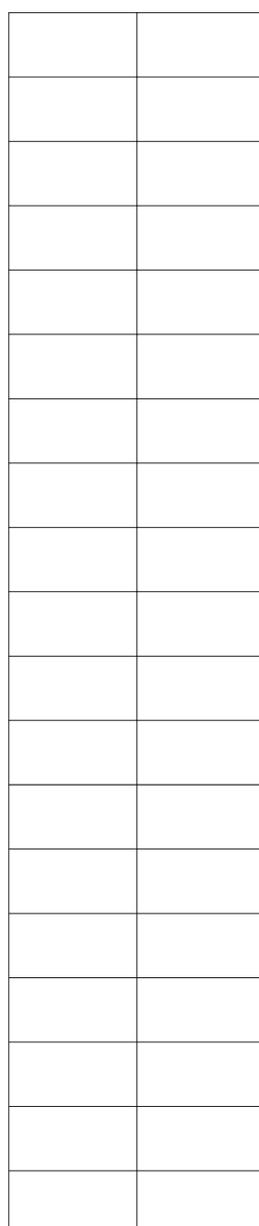
R. Brent Savidant, AICP  
Planning Director

City of Troy  
500 W. Big Beaver  
Troy, MI 48084

Email: [savidantb@troymi.gov](mailto:savidantb@troymi.gov)  
Office: (248) 524-3364



Existing Parking Lot  
⑪



..\..\Desktop\ADAM CC.jpg

PROPOSED AREA IMPROVEMENT

- 1) Lowering the wooden floor by 12in to match adjacent for main hall 870 sft
- 2) Installation of new carpet 3250 sft
- 3) Cleaning/repairing installing new tiles in existing kitchen area 545 sft—Exercise Rm
- 4) Cleaning and installing carpets/tiles in designated areas.
- 5) Removing & reinstalling ceiling tiles 6700 sft.
- 6) Interior painting of walls
- 7) Signage of ADAMCC.
- 8) Construction of wooden Ramp with Handrail each side and posts outside.

<small>This drawing and all the information thereon is the property of Nima Group, LLC., Troy, Michigan, is confidential and must not be made public, nor copied, nor used to the disadvantage of said Nima Group, LLC, and is subject to return on demand.</small>			
<b>REVISIONS</b> <small>NO. DATE BY DESCRIPTION</small>		<small>ENGINEER</small> <b>N. AMIN PE</b>	<small>CHECKED</small> _____
<small>DRAWN BY</small> <b>S. A.</b>		<small>CUSTOMER</small> <b>ADAMCC, 4924 Rochester Road, Troy, MI 48065</b>	<small>APPROVED</small> _____
<small>DATE</small> <b>9-11-2013</b>		<small>SCALE</small> _____	<small>SCALE</small> _____
<small>SHOP ORDER NO.</small> _____		<small>CUSTOMER</small> _____	<small>DRAWING NO.</small> <b>NIMA-SCC-01</b>

**NIMA GROUP, LLC**  
 4700 Rochester Road, Troy, MI 48085  
 PHONE: (248) 250-6787 FAX: (270) 250-6797

**Attachment K:**

**Email request by Planning Director to Dr. Nural Amin  
for a written description of the proposed use, dated  
September 18, 2013**

**From:** [Mark F. Miller](#)  
**To:** [Brent Savidant](#)  
**Subject:** FW: 4924 Rochester  
**Date:** Monday, October 28, 2013 2:01:01 PM

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**From:** Brent Savidant  
**Sent:** Wednesday, September 18, 2013 2:29 PM  
**To:** 'NURUL AMIN'  
**Cc:** Mark F Miller; Steve Burns; Rick Kessler; Mitchell E Grusnick; Paul N Featherston; Paul M Evans  
**Subject:** 4924 Rochester

Dr. Amin:

I understand that you or an organization that you are involved with intends to purchase 4924 Rochester in Troy, MI. In previous correspondence with the Planning Department you implied that your intent is to occupy the existing building as a "community center", which is permitted by right in the underlying NN district. Before making a major investment on this property, I strongly encourage you to clarify with the City that the intended use is a "community center" and not a "place of worship". The standards of approval for a "place of worship" are more strict than a "community center". Although also permitted by right, one of the specific approval standards for "place of worship" is a 50-foot setback for the building from abutting properties. The existing building does not meet this requirement. Therefore, a "place of worship" would not be permitted at this location without a variance from the Zoning Board of Appeals.

I suggest you provide a written description of the proposed use of the building to the Planning Department prior to purchase. This can be provided to me via email. The Zoning Administrator can review the description of the proposed use and confirm that the use complies with Zoning Ordinance requirements, prior to purchase of the property.

If you have any questions please feel free to contact me.

R. Brent Savidant, AICP  
Planning Director

City of Troy  
500 W. Big Beaver  
Troy, MI 48084

Email: [savidantb@troymi.gov](mailto:savidantb@troymi.gov)  
Office: (248) 524-3364

TELEPHONE  
(248) 526-9595

LAW OFFICES  
**THOMAS R. WAECHLI**  
100 WEST BIG BEAVER ROAD, SUITE 385  
TROY, MICHIGAN 48084  
tomrw@msn.com

FACSIMILE  
(248) 743-0900

December 10, 2013

Planning Department  
City of Troy  
500 W. Big Beaver Road  
Troy, Michigan 48084

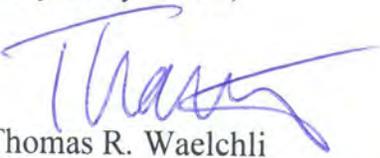
RE: **Zoning Board of Appeals Hearing**  
**December 17, 2013**  
**4924 Rochester Road, Troy, Michigan**

Dear Sir/Madam:

Enclosed please find **Memorandum in Support of Application for Approval of Use of Property as Community Center** concerning the property located at 4924 Rochester Road, Troy, Michigan. There is a public hearing scheduled on this matter for December 17, 2013. Please handle in your usual manner.

If you have any questions or require any additional information, please feel free to contact me.

Very Truly Yours,

  
Thomas R. Waelchli

TRW/smu

enclosures

cc: ADAM Community Center

TROY ZONING BOARD

In Re: ADAM COMMUNITY CENTER  
Property Address: 4924 Rochester Road  
Troy, Michigan

APPLICATION FOR USE OF PROPERTY

---

LAW OFFICES OF THOMAS R. WAELCHLI  
THOMAS R. WAELCHLI (P-40468)  
Attorney for ADAM Community Center  
100 W. Big Beaver Road, Suite 385  
Troy, Michigan 48084  
(248) 526-9595

---

**MEMORANDUM IN SUPPORT OF APPLICATION  
FOR APPROVAL OF USE OF PROPERTY AS COMMUNITY CENTER**

NOW COMES ADAM COMMUNITY CENTER, by and through its attorney, THOMAS R. WAELCHLI, and states as follows as its Memorandum in Support of Application for Approval of Use of Property as Community Center:

**OVERVIEW**

ADAM Community Center ("ADAMCC") has applied for approval for use of the property located at 4924 Rochester Road (the former Marinelli's Restaurant) as a community center. ADAMCC has been represented by Dr. MD. Nurul Amin in the application process with the City of Troy. On October 2, 2013, the City issued written approval of the use as a community center (see attached Exhibit A).

On October 28, 2013, the City recommended – but did not direct – ADAMCC cease additional work on the property. Unfortunately, ADAMCC had already begun significant work on the property which has been left in an unfinished state.

On October 28, 2013, the City's Zoning Administrator notified ADAMCC that he had requested the Zoning Board of Appeals make a determination as to whether the proposed principal use of the property constituted a "community center," a place of worship or other use (see Exhibit B). For the reasons set forth below, ADAMCC submits that the use of the property as a community center is consistent with the spirit, intent and express language of the Zoning Ordinance applicable to Neighborhood Node NNL.

**I. IDENTIFICATION OF PROPERTY.**

The subject property is located at 4924 Rochester Road, Troy, Michigan ("Property"), the longtime location of the now defunct Marinelli's Restaurant. The building is 6,679 square feet and the Property consists of approximately 1.20 acres. There are currently 122 parking spaces surrounding the building on the Property. The Property is bounded on the south by 4880 Rochester Road at which is located the Sweet Spot business. It is bounded on the north by 4930 Rochester Road at which operates the Alpha Home Décor business. To the east of the building are residential properties. There is a masonry wall buffer between the rear of the subject Property and the adjacent residential property. Upon information and belief, the former Marinelli's Restaurant was approved for a seating capacity of 210 people.

**II. ZONING CLASSIFICATION OF PROPERTY.**

The Property is located in Neighborhood Node NNL. Section 5.06 of the Ordinance states that neighborhood nodes are:

. . . destinations created as "go to" places that take on a social role, serving both as a place to meet basic needs of the community and as 21<sup>st</sup> century village centers which can include integrated residential development.

Various types of businesses and office buildings are located in Neighborhood Node NNL including veterinarians, medical practices, office buildings, gas stations, banks and restaurant

and food service locations. Importantly, there are also educational facilities that provide classroom teaching and tutoring. This Neighborhood Node is located at the intersection of Rochester Road and Long Lake. This intersection is well travelled with approximately 25,000 cars passing through on a daily basis (see attached Exhibit C).

### **III. PROPOSED USE OF PROPERTY AS COMMUNITY CENTER**

ADAMCC intends to use the Property as a community center for its group. The community center will focus on community educational, intellectual and social activities including lectures from scholars. ADAMCC is not a church or mosque, and is not a place of worship either as that term is defined in the ordinance or used more colloquially. The architectural drawings for the proposed use are attached as Exhibit D. These drawings indicate that the building will be divided into numerous different rooms, some quite small, others following the general outline of the building as it was used during its restaurant days. Nothing in the drawings indicates that the building will be used as a mosque or place of worship. The drawings show spaces for a bookstore, offices, various meeting rooms, exercise room, a recreation room with computers and kitchen with refrigerator. There is no altar or similar structure from which a priest, rabbi or imam would lead a congregation.

The activities that will take place at the Property and the building are similar, if not identical, to those that took place in the Troy Community Center where ADAMCC had previously rented meeting rooms.

ADAMCC intends to provide programs, instruction and discussion regarding various sociological concerns. These concerns include promoting interdenominational and international understanding and coexistence as well as programs and instruction for youths and families

concerning moral integrity, and social responsibility. ADAMCC's mission statement includes charitable activities such as caring for the needy in the community.

#### **IV. ADAM'S RESPONSE TO CITY INQUIRIES.**

Prior to receiving the written approval on October 2, 2013, ADAMCC responded to various inquires of the City concerning whether the property was intended to be used as a place of worship. ADAMCC responded to these inquires unequivocally that the proposed use was not a mosque. There will not be a call to prayer nor will there be congregational gatherings for worship purposes.

Dr. Amin, on behalf of ADAM, explained that while there may be incidental prayer, such prayer is not the focus of the use of the building (see Exhibit F). As Dr. Amin explained, Muslims, which make up the primary membership in ADAMCC, are required to pray five times during the day. The Muslim religion does not require that the prayers always be undertaken in a congregational type setting. Muslims who follow the requirements for five daily prayers do so regardless of where they are. This may take place in the office buildings where they work, it may take place in their homes or it may take place in a church or mosque. The incidental use of the building for prayer would be analogous to employees of a secular company meeting after hours in a conference room or office for a bible study group. In that instance, the primary use of the building is not as a place of worship, rather, the prayer or worship is incidental. Similarly, prayer will not be undertaken in a congregational setting at ADAMCC Community Center. Any prayer will be incidental.

#### **V. OBJECTIONS.**

The city has apparently received objections to ADAMCC's proposed use. These objections stated the belief that the property would be used as a place of worship and/or mosque. The objections were based on two mistaken and/or outdated items of information.

(1) Directory Listing at [www.salatomic.com](http://www.salatomic.com)

The Salatomic.com directory listing refers to ADAMCC as a mosque and Muslim school operating at 4700 Rochester Road, Troy, Michigan. The directory listing was not prepared by ADAMCC and it was done without their knowledge. Further, the listing is also plainly erroneous.

(2) Website <http://adamcc.dnsalias.com>

This is an outdated website listing for ADAMCC when it was attempting to purchase a large church building in Sterling Heights in 2009. That purchase did not close and ADAMCC never operated there. Unfortunately, because the website was never updated, it has led to confusion.

**VI. APPLICABLE ZONING ORDINANCE PROVISIONS**

The Zoning Ordinance defines several terms that are related to this matter.

- (1) Principal Use – The principal use to which the premises are devoted and the principal purpose for which the premises exists. Commonly referred to as “main use.” Article 2, pg. 25
- (2) Use – The purpose for which land or a building is arranged, designed or intended, or for which land or a building is or may be occupied. Article 2, pg. 30
- (3) Club – An organization and its premises catering exclusively to members and their guests for social intellectual, recreational, cultural, or athletic purposes not operated for profit. Article 2, pg. 11
- (4) Places of Assembly – Unless otherwise identified and defined by this Ordinance “places of assembly” means any building, structure, and/or grounds where groups of more than twenty (20) people meet or are assembled. Places of assembly shall include but are not limited to auditoriums, lecture halls, stadiums, sports arenas, convention spaces and other similar facilities. Article 2, pg. 24
- (5) Place of Worship – A site used for or intended for the regular assembly of persons for the conducting of religious services and accessory uses therewith. Article 2, pg. 25.

Admittedly, “Community Center” is not defined in the ordinance and must be viewed via analogy to other uses.

The Property is located in neighborhood Node NNL. The proposed use of the Property as a community center does not, in any way, detract from the Neighborhood Node classification and is consistent with permitted uses for this Neighborhood Node.

**VII. PROPOSED USE IS ALLOWED IN NEIGHBORHOOD NODE NNL**

Neighborhood Node NNL is defined as “site type” NN-A and “street type” NN-A. Table 5.06 C-1 sets forth the use groups allowed in such Neighborhood Nodes (see Exhibit G). Both Use Group 3 (office/institution) and Use Group 5 (retail/entertainment/service) are permitted in this Neighborhood Node. Consequently, both office and service facilities (Use Group 3) as well as places of assembly, personal services and business service (Use Group 5) are permitted.

**VIII. PROPOSED USE IS CONSISTENT WITH ZONING ORDINANCE.**

The proposed community center use is analogous to the permitted uses of places of assembly, clubs and/or office buildings. Functionally, the community center use would be no different than an office building. The subject building will be divided into various rooms that will be used at various times for different activities. Several people may attend a discussion on a particular topic in a larger room while other people may be attending a discussion in another room while others may be using the bookstore and/or library. This is distinctly unlike a church or mosque that holds weekly/daily services where the entire congregation gathers at one single time to worship.

The activities of the proposed use are not unlike activities that are currently operating in the area. The offices and various rooms of the proposed facility will be used for instructional

and educational discussions, meetings, counseling, etc. This is similar to office buildings renting space for counseling, reading and math tutorial services, etc.

Currently, in Neighborhood Node NNL there are various entities providing analogous services to those that will take place in the community center. There are community groups such as North Woodward Community Foundation, Blessings in a Backpack, Leadership Troy and Troy Family Daze. There are dance studios that provide recreational activities and physical training. Aloha Mind Math, which provides math tutorial and instruction services, and Reading Town, which provides reading instructional and tutoring services, are also located there.

**IX. AFFILIATION WITH A PARTICULAR RELIGION DOES NOT MAKE THE PROPOSED USE A PLACE OF WORSHIP.**

Merely because the members of ADAMCC may be predominantly from one religion does not make the proposed community center a defacto place of worship. The proposed principal use as a community center and its intended activities are similar to other charitable organizations including those with religious affiliations such as Knights of Columbus, Judson Center and Jewish Community Center. These are all examples of charitably oriented community organizations that were formed by religious groups. They were organized to provide a wide variety of social, intellectual, educational and cultural services but are not places of worship. Similarly, ADAMCC's proposed use of the Property as a community center will provide a wide range of intellectual, educational and cultural services but will not be used as a place of worship.

**X. THE PROPOSED USE WILL HAVE LITTLE IMPACT ON THE SURROUNDING AREA.**

The community center will create far less traffic, noise, odors and fumes than the prior use as Marinelli's Restaurant. At its maximum use, it will not reach the capacity limits of the former Marinelli's Restaurant. Its impact on the residential neighborhoods to the east will be, at

most, negligible and, in any event, far less than the prior Marinelli's Restaurant. No alcohol will be served. There will be no late night hours of operation until 1:00 a.m. There will be no noxious odors or fumes from restaurant cooking and food disposal.

### STANDARD OF REVIEW

The Zoning Board has been asked to interpret the Zoning Ordinance and determine whether the proposed use as a community center constitutes a club, place of assembly, place of worship or other use. Under general rules of statutory interpretation, the Zoning Board must give effect to the intent of the legislative body and words in the ordinance should be given their plain and ordinary meaning. *Neal v. Wilkes*, 470 Mich 661, 665; 685 NW2d 648 (2004); *Halloran v. Bhan*, 570 Mich, 578; 683 NW2d 129 (2004). The Board may consult dictionaries for definitions of particular terms. *Id.*

The decision of the Zoning Board must be supported by competent, material and substantial evidence on the record. See *Gordon v. City of Bloomfield Hills*, 207 Mich App 231, 232; 523 NW2d 806 (1994); see also *Lakes Society v. Georgetown Charter Twsp.*, 281 Mich App 356, 408; 761 NW2d 371 (2008). "Substantial evidence" is evidence that a reasonable person would accept as sufficient to support the conclusion. It requires more than a "scintilla of evidence." *Dowerk v. Oxford Charter Twsp.*, 233 Mich App 62, 72; 592 NW2d 724 (1998).

ADAMCC respectfully submits that it has presented competent, material and substantial evidence of its use of the subject property as a community center and not as a place of worship. The evidence includes:

- (1) Architectural drawings of the building showing partition of the interior of the building into multiple rooms designed for various different uses. There are no large rooms designed for congregational gatherings for worship purposes.

(2) Prior written statements of ADAMCC representative that the property will not be used for conducting religious services (see Exhibit F)

(3) Prior written statements of ADAMCC representative showing various uses of the Property for social, intellectual and cultural use, none of which involves the regular assembly for religious services (see Exhibit F)

(4) Prior written statements and submissions explaining the various intellectual and social activities that ADAMCC has conducted in the past including discussions on medical advances, interfaith and cultural interaction (see Exhibit F).

“Places of Worship” is defined in the Zoning Ordinance as the “regular assembly of persons for conducting religious services.” ADAMCC has stated that there will be *no regular assembly for religious services*. Merriam Webster Dictionary defines these terms, in pertinent part, as follows:

*Regular* is defined as “happening over and over again at the same time or in the same way; occurring every day, week, month, etc.”

*Assembly* is defined as “a group of people who have gathered together” and “a company of persons gathered for deliberation legislation, worship or entertainment.”

*Religious* is defined as “of or relating to religion; believing in a god or a group of gods and following the rules of religion.”

*Services* is defined as “a form followed in worship or in a religious ceremony <the burial service>; a meeting for worship-often used in plural <held evening services>”

*Worship* is defined as “the act of showing respect and love for a god especially by praying with other people who believe in the same god; the act of worshipping God or a god” and “a form of religious practice with its creed and ritual.” (see Exhibit H).

As it relates to the proposed use of this specific property, there is nothing on the record that establishes that the Property will be used for the regular assembly of people to conduct religious services.

**CONCLUSION**

For the reasons discussed above, ADAM submits that the principal use of the Property should be deemed a community center not a place of worship.

RESPECTFULLY SUBMITTED,

LAW OFFICES OF THOMAS R. WAELCHLI

  
\_\_\_\_\_  
THOMAS R. WAELCHLI (P-40468)  
Attorney for ADAM Community Center  
100 W. Big Beaver Road, Suite 385  
Troy, Michigan 48084  
(248) 526-9595/(248) 743-0900 (fax)  
tomrw@msn.com

Dated: December 11, 2013

**From:** [Mark F. Miller](#)  
**To:** ["mnamin1@msn.com"](mailto:mnamin1@msn.com)  
**Cc:** [Brian M Kischnick](#); [Brent Savidant](#); [Sehrish Salah-Ud-Din](#); [David J Roberts](#); [Steve Burns](#); [Glenn C Lapin](#)  
**Subject:** Adam Community Center 4924 Rochester Rd.  
**Date:** Wednesday, October 02, 2013 11:53:55 AM  
**Attachments:** [Letter to City of Troy-1R.pdf](#)  
[A1.Merill Church ACC Web page.pdf](#)  
[A2.Merill Church.tiff](#)  
[A4. Merrill Church letter communications.pdf](#)  
[A5.2170 Big Beaver Letters.pdf](#)  
[A5. Inter-Faith Activiries.docx](#)

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Dear Dr. Md. Nurul Amin:

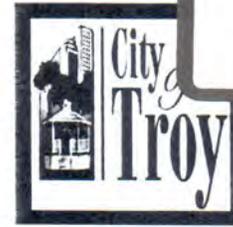
We want to thank you for taking extra time to meet with our staff and submitting additional documentation. We have reviewed your combined site plan and floor plan, for the proposed ADAM Community Center located at 4924 Rochester Road. The proposed floor plan is consistent with a community center as the principal or main use of the site. The Zoning Ordinance permits accessory uses and are defined as: *A use which is supplemental and subordinate to the main use and used for purposes clearly incidental to those of the main use.* Prayers may occur within the building. There is community input which indicates that the subject property is a place of worship as a the principal or main use. Our determination, given the floor plan and supporting documentation is that the proposed Adam Community Center is **not** a place of worship (Zoning Ordinance term) or mosque. There is no dedicated worship space or dedicated Imam for the Community Center.

Please work with the Building, Planning and Fire Departments to gain occupancy for the Community Center.

If you have any questions please feel free to call or email.

Thank you.

Mark F. Miller  
Director of Economic & Community Development  
City Manager's Office  
City of Troy  
500 W. Big Beaver  
Troy MI 48084  
248.524.3351 office direct  
248.885.1889 wireless



October 28, 2013

Dr. Md. Nural Amin  
NIMA GROUP, LLC  
4700 Rochester Road  
Troy, MI 48085

RE: ADAM Community Center, 4924 Rochester Road, Troy MI

Dear Dr. Md. Nural Amin:

The proposed ADAM Community Center was given approval by City Administration on October 2, 2013, based on representations that the proposed use of the building was a community center - and not a place of worship - under the provisions of the City of Troy Zoning Ordinance. This determination was based on floor plans and supporting documentation provided by you. There are significant zoning implications associated with this determination, since places of worship are required to be located at least 50 feet from abutting properties and have different parking requirements. The existing building location does not meet the place of worship zoning thresholds.

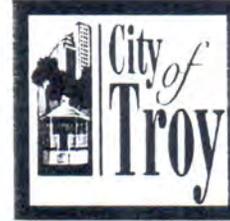
There has been significant dialogue between you and City Administration concerning the proposed use of the building, as follows:

- September 18, 2013 – Request by Planning Director (via email) to Dr. Nural Amin for a written description of the proposed use.
- September 19, 2013 - Dr. Nural Amin sent email response to Planning Director describing proposed use.
- September 20, 2013 – Request by Planning Director (via email) to Dr. Nural Amin for clarification and additional information related to parking calculations.
- September 27, 2013 – Director of Economic & Community Development, Planning Director and Assistant to the City Manager met in person with Dr. Nural Amin to discuss application.
- September 27, 2013 – Assistant to the City Manager sent email to Dr. Nural Amin requesting clarification of statements made during the meeting.
- September 30, 2013 – Dr. Nural Amin sent email response to Assistant to the City Manager
- October 2, 2013 – Director of Economic & Community Development sent email to Dr. Amin with determination that proposed use is a community center.

City Administration has also received information from Troy business owners and residents about the proposed use, challenging the community center zoning classification. Based on this information and also the lack of definition of a community center, I believe that there is some ambiguity, and therefore as Zoning Administrator, I will be requesting that the Zoning Board of Appeals render an interpretation on this item. Section 15.04.D of the City of Troy Zoning Ordinance provides the authority for the Zoning Board of Appeals to interpret the Zoning Ordinance. It is anticipated that having the Zoning Board of Appeals make the interpretation will eliminate the ambiguity and provide administrative finality. Furthermore, considering this item in the public realm will provide transparency and opportunity for input by residents.

City Manager's Office  
500 W. Big Beaver  
Troy, MI 48084  
(248) 524-3330

The City of Tomorrow...



...Today

The City of Troy will forward this item to the Zoning Board of Appeals for interpretation at the December 17, 2013 meeting. Official notice of said meeting will be provided as per Section 3.04 of the City of Troy Zoning Ordinance.

Although City Administration has not technically issued a stop work order, there is a risk in proceeding with any improvements until the Zoning Board of Appeals has made its decision. If you proceed with any improvements to the property from this moment forward it is at your own risk.

Sincerely,

Brian Kischnick, City Manager  
Zoning Administrator

cc: Uddin Real Estate Holdings (owner), 2835 Tumbleweed, Troy, MI 48085  
Yousaf Mohamed (contractor), 1250 Wyoming, Dearborn, MI 48120  
Tim Ferasin, Alpha Home Décor, LLC  
Lori Grigg-Bluhm, City Attorney  
Steve Burns, SAFEbuilt  
David Roberts, Troy Fire Department  
Mark F Miller, Director of Economic & Community Development  
R. Brent Savidant, Planning Director



Transportation Data Management System



# Volume Count Report

LOCATION INFO	
Location ID	7531
Type	SPOT
Funct'l Class	-
Located On	ROCHESTER
AT	LONG LAKE
Direction	SB
Community	Troy
MPO ID	18711
HPMS ID	
Agency	Oakland County

COUNT DATA INFO	
Count Status	Accepted
Start Date	Wed 8/18/2010
End Date	Thu 8/19/2010
Start Time	12:00:00 AM
End Time	12:00:00 AM
Direction	
Notes	
Count Source	FO387_____
Filename	counttemp3912.mdb
Weather	
Study	
Speed Limit	
Description	
Sensor Type	
Owner	rcoc

INTERVAL:60-MIN	
Time	Hourly Count
0:00-1:00	111
1:00-2:00	67
2:00-3:00	53
3:00-4:00	42
4:00-5:00	95
5:00-6:00	371
6:00-7:00	732
7:00-8:00	967
8:00-9:00	1,013
9:00-10:00	856
10:00-11:00	781
11:00-12:00	852
12:00-13:00	883
13:00-14:00	874
14:00-15:00	844
15:00-16:00	840
16:00-17:00	837
17:00-18:00	823
18:00-19:00	850
19:00-20:00	673
20:00-21:00	731
21:00-22:00	573
22:00-23:00	333
23:00-24:00	226
<b>Total</b>	<b>14,427</b>
<b>AADT</b>	<b>12870</b>
<b>AM Peak</b>	08:00-09:00 1,013
<b>PM Peak</b>	12:00-13:00 883



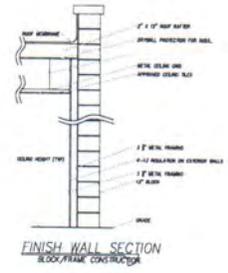
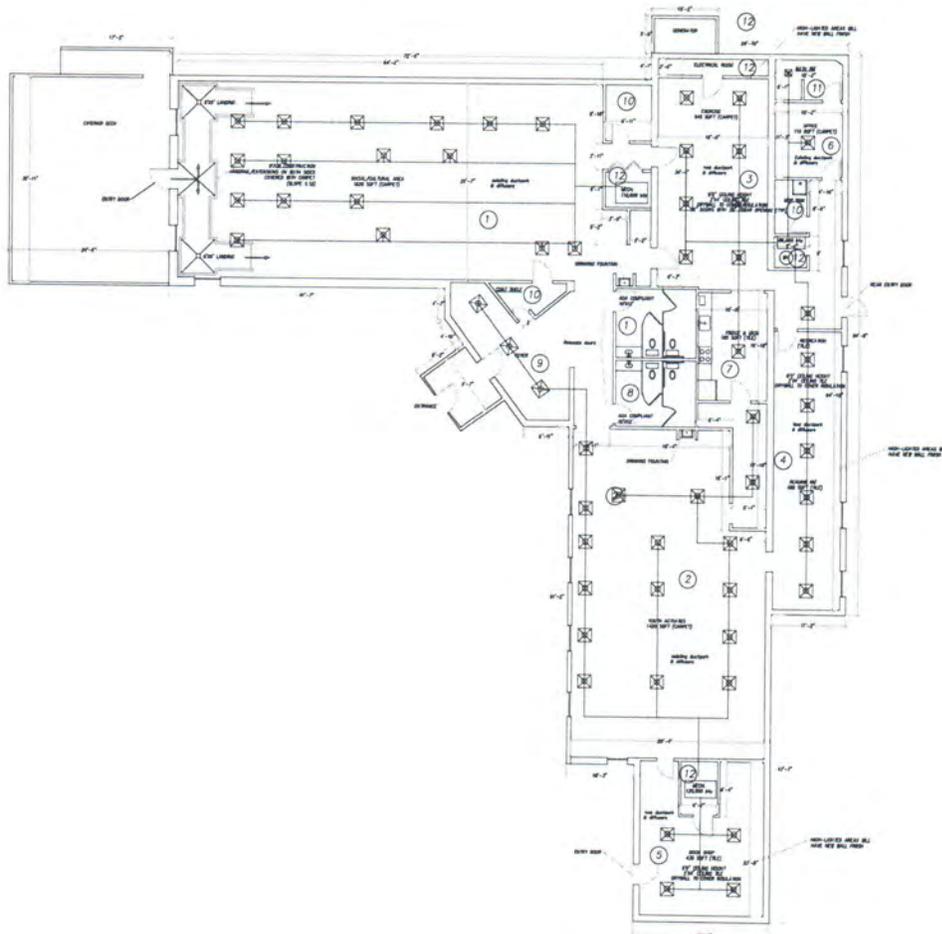
# Volume Count Report

LOCATION INFO	
Location ID	7530
Type	SPOT
Funct'l Class	-
Located On	ROCHESTER
AT	LONG LAKE
Direction	NB
Community	Troy
MPO ID	18693
HPMS ID	
Agency	Oakland County

COUNT DATA INFO	
Count Status	Accepted
Start Date	Wed 8/18/2010
End Date	Thu 8/19/2010
Start Time	12:00:00 AM
End Time	12:00:00 AM
Direction	
Notes	
Count Source	F0312_____
Filename	counttemp3912.mdb
Weather	
Study	
Speed Limit	
Description	
Sensor Type	
Owner	rcoc

INTERVAL:60-MIN	
Time	Hourly Count
0:00-1:00	173
1:00-2:00	114
2:00-3:00	81
3:00-4:00	42
4:00-5:00	69
5:00-6:00	126
6:00-7:00	352
7:00-8:00	553
8:00-9:00	609
9:00-10:00	646
10:00-11:00	706
11:00-12:00	755
12:00-13:00	919
13:00-14:00	874
14:00-15:00	918
15:00-16:00	947
16:00-17:00	931
17:00-18:00	976
18:00-19:00	938
19:00-20:00	949
20:00-21:00	734
21:00-22:00	682
22:00-23:00	504
23:00-24:00	330
<b>Total</b>	<b>13,928</b>
<b>AADT</b>	<b>12420</b>
<b>AM Peak</b>	11:00-12:00 755
<b>PM Peak</b>	17:00-18:00 976

# EXHIBIT D



SYMBOL	DESCRIPTION
<input checked="" type="checkbox"/>	1/2\"/>

DATE	11-11-2013
PROJECT	AMERICAN UNIVERSITY, ETC. OF DC
<b>NIMA GROUP, LLC</b>	
2700 Rockwood Road, Tyngsboro, MA 01462	
PHONE: (978) 234-6700 FAX: (978) 234-6707	
WORK SHEET NO.	DATE



# **EXHIBIT E**

**Intentionally Left Blank**

**From:** NURUL AMIN [mailto:mnamin1@msn.com]  
**Sent:** Monday, September 30, 2013 3:52 PM  
**To:** Sehrish Salah-Ud-Din  
**Cc:** Mark F Miller; Brent Savidant; Brian M Kischnick  
**Subject:** RE: Further Questions about the Adam Community Center

Dear All,  
Good afternoon. I am attaching my reply with the attachment. I hope these will help you .  
I am sorry for the delay.

Have you any question please let me know.  
Best Regards,  
Dr. Md. Nurul Amin

---

**From:** [SalahUdDinS@troymi.gov](mailto:SalahUdDinS@troymi.gov)  
**To:** [mnamin1@msn.com](mailto:mnamin1@msn.com)  
**CC:** [Mark.Miller@troymi.gov](mailto:Mark.Miller@troymi.gov); [SavidantB@troymi.gov](mailto:SavidantB@troymi.gov); [B.Kischnick@troymi.gov](mailto:B.Kischnick@troymi.gov)  
**Subject:** RE: Further Questions about the Adam Community Center  
**Date:** Mon, 30 Sep 2013 18:19:10 +0000

Good Afternoon Dr. Amin,

Hope you had a pleasant weekend. We wanted to email you and follow-up on our email we sent on Friday. When you get a moment today, please kindly reply to the email. Thank you for your cooperation.

Regards,  
Sehrish

**From:** Sehrish Salah-Ud-Din  
**Sent:** Friday, September 27, 2013 10:32 AM  
**To:** 'mnamin1@msn.com'  
**Cc:** Mark F Miller; Brent Savidant; Brian M Kischnick  
**Subject:** Further Questions about the Adam Community Center  
**Importance:** High

Dr. Amin,

Thank you for meeting with us this morning. We had a few more questions regarding the Community Center. It was brought to our attention that there is a website, facebook page, etc already in existence with this center.

Upon review, we saw on the following two links that there will be prayer rooms and prayer will be conducted 5 times a day including the Friday prayer. That contradicts the statement you gave us in the past and this morning. We truly just want to verify that this is not a place of worship because as stated earlier, that will change the zoning regulations that apply to a community center vs. a place of worship.

<http://www.salatomic.com/d/Troy+23781+Adam-Community-Center>

<http://adamcc.dnsalias.com/about.php>

At the first link, salatomic, under prayers, it states, "all prayers including formal jum'a" On the second link, adamcc.dnalias.com, under "Features" it states that there will be two prayer halls with 12,000 SQ. FT.

Please clarify, because according to the websites, your statements and floor plan you provided today seem to contradict what we see online. Please help us understand if this is a place of worship or not. Does it have prayer rooms? Are the 5 prayers going to be conducted here?

Looking forward to your reply.

Thanks,

Sehrish, Mark, and Brent.

Dear Sehrish, Mark, and Brent,  
City of Troy  
9/30/23013

Thank you for the email of clarifications. I was out of the office after meeting with you at 9 AM- 9.50 AM in the City Manager's office. So I could not reply. In all of my meetings with the city officials from 7/29/2013 to 9/27/2013 I had repeated the same mission and vision. There was not a single existing building drawing of the Restaurant and we prepared the drawing with a certified land surveyor to be accurate as possible. I am a seasoned professional Engineer. My aim is to serve the community, which will ensure the law, ethics, morality, and safety.

At the start of the meeting I had started to describe some of the background information of (2170 Big- Beaver Road Building, 43700 Merrill Church building etc.) ADAM COMMUNITY CENTER, however Mr. Mark F. Miller requested that I discuss the current building, so I could not elaborate the subject.

Our intended use has not been changed. What is presented in the drawing to you and to the Fire Department will be our intended use.

In your e-mail of 9/27/13, you cited two links. These links do not describe this project.

**Link attachments: Link no. # 1**

This salatomic is not connected to ADAMCC. It is an incorrect directory listing that we did not create. Further, a review of our facebook page shows community education through lectures from scholarly people, community and cultural activities. In addition,

ADAM CC as a community Center has the following activities:

It is unique for its mission and vision to encourage youths and adults to engage and receive spiritual, intellectual, emotional, and physical benefits. This will considerably reduce the rate of attrition in North America. The center will provide our youth with opportunities to resist peer pressure and avoiding part of a lost generation. ADAMCC contributes to be the source of a model community of diverse backgrounds, professions, and perspectives—all striving for a social change and transformation. It is founded to promote culture, education, and human values. It will provide excellence in serving the needs of the community regardless of race, ethnicity, and gender by the grace of God. It will generate :

- Awareness of religions and beliefs, teachings, practices and forms of expression, as well as of the influence of religion on individuals, families, communities and cultures.
- Enable to develop respect and sensitivity to others, in particular those whose faith and beliefs are different from their own and to promote

discernment to combat prejudice.

- Endorse these principles as fundamentally important for all children and young people, for communities, and for the well being of our society.
- Help to Establish a Center for increasing knowledge through proper research, education, training and guidance.
- Valuing diversity, anti-racism, avoiding stereotype faiths, creating atmosphere for all in artistic, creative, recreational activities based on religious stories, people, places and incidences.

Here are examples of some of the activities that took place:

1. Community Education and spiritual Training using some scholarly people: Attorneys (e.g. what a Community should know about US laws- Attorney Syed Mustafa),
2. Physicians-New insights into the Medical Miracles in Quran - Dr. Erona Reza- University of Ottawa, Canada.
3. Miracles in Human Skeletal Design and Pathogenesis- Dr. Sima Rahman- University of Toledo. Other speakers involve
4. Engineers, scientist, religious leaders, youth students, professionals and so on- several topics
5. Where community members meet each other socially
6. Group activities for social support- helping the needy families, and disaster victims,
7. Name of Some of the Speakers: Imam Faisal (Ground Zero Mosque) , Dr.Imam Achmat Salie ( Dir. of Islamic Studies-U D Mercy), Imam Mustafa Elturk ( IONA), Imam Abdul Latiff ( Alfala Mosque), Imam Mustafa Tolba (Quran Institute), Prof. Dr. Mahmood Abdulhamid ( ICI, & GM), Mufti Hafez Rabbani ( IAGD), Dr. Akhlaque, Br. Khorram Wani ( WSU), Dr.M.N.Amin, Shayk Ishtiaq Attari ( IAGD), Dr. Ramzi Mohammad ( WSU), Dr. Erona Reza, Br. Abderahman (WSU), M.Shahnoor Amin ( U of M), Br. Rahat Khan ( Chrysler), Moulana Hafiz Tofazzul Haque,Br. Harun Imtiaz ( Zytuna College), Imam Ebadur Rahman ( Zytuna), Dr. Sima Rahman ( Univ. of Toledo), Imam Sohel Mangera (Tawhid Center), Dr. Hafiz Asher Ali, ( Resident Ohio) Dr. Morsy and Mohammad Qadi, Shayk Hamzah Maqbul, Br. Syed Mustafa (Attorney at Law), Imam Sami Kocak, Dr. Osman Master.. ( Physician) Prof. Dr. Saad Alam ( FIAT), Engr. Yousuf Mohammad (FORD). Please Refer topics of discussions at the end.

Therefore ADAMCC is not a worship place but rather a place to guide our community with required training. We do not have a fixed salaried Imam /prayer leader to conduct any worship activities.

Link#2. This is an outdated website for the ADAM COMMUNITY CENTER. It was created in 2009. We have not updated it. We

wanted to buy a large building with all mixed activities. In course of time we have abandoned the idea because of price increase of real estate and financial restraint. For examples:

- The 12,000-sft areas you had mentioned was our intention to buy that Church on sale in 2009, which has 30,000-sft building with 7.5 acre land (Sold US\$ 1.1 million). The prayer area of that building with ~800 fixed seat was 12,000.0 sft. (Please Review attachment 1,2&3). We could not buy it. We were outbid.
- The Big- Beaver building: was for mixed use of 40,000sft (sold US \$1.3 million). We had meetings with Mr. Brent Savident and Mr. Paul Evans of the Planning Dept. and we submitted our plan in 2010. We could not buy that building and were outbid.
- Due, in part, to price constraints, we realized that a place of worship would have high maintenance costs.
- We realized a community center was needed more than a place of worship.

The Building drawing that we have submitted I on 9/23/2013 was for ADAM (father of all humanity) Community Center as this is the most needed one for our community rather than a worship place.

In answer to your specific questions:

**Q: "Does it have prayer rooms? Are the 5 prayers going to be conducted here? "**

We do not have a designated prayer room. Any use for prayer is incidental. Because during any social activity, speech, discussion, some of the rooms such as reading rooms can be used as for prayer/meditation, prayer and meditation may occur. . Moreover, Muslim prayers don't need designated rooms so during the time of meetings/or assembly; one may use any rooms or spots for meditation.

As it is a community center very few people who live in the neighborhood will come different times to do social and cultural activities as noted above. These types of activities are being taking place in other community centers in this city. Even in Troy Community Center we had rented a room #303, or 305 during 2008-2009 which were used for social and cultural activities. So it is a growing need of the community in this City of Troy. These community people are from professional and technical backgrounds.

Islam is a way of life rather than worship. Every act of us is worship and is a part of our cultural and social activity. I had mentioned in the meeting that we need to integrate people of different cultures focusing on youth of all cultures and religions through inter-faith activities. If we are successful we may start another place for Mixed Use (with worship & other activities) depending on availability of place and resources.

Since the building will be used as a community center there will be limited access to the building and will be controlled by designated people. So different types of activities and associated meditation, if there will be any, will depend upon the

time and space availability. The building will be maintained and operated by the board members and listed members and their families. If there will be any changes in use we will inform you. We will take your help and inform you accordingly as we did before for 2170 Big-Beaver Building.

In the proposed ADAMCC Building, 4924 Rochester Road, Troy we may introduce the following activities for the youth:

1. To train and educate our youths to present religion in a positive way and help them to grow sound and adequate religious ethical and moral guidance as leaders of tomorrow.
2. To arrange and hold religious festivals gathering at appropriate times.
3. The ADAMCC weekend training classes will include facilities for youth activities, conference center, library, community outreach program to help the needy families, social gathering, funeral services help to give comfort, marriage consultation, workshop for some special activities such as workshop on Hajj (pilgrimage to Mecca) performing Training.
4. There is no other Muslim Organizations in this city near to this building to serve our purposes.
5. This organization is currently serving more than 150 families with limited facilities.
6. Non-availability of any other religious gathering/assembly place for rent for temporary use in the vicinity.

#### PROPOSED USES OF THE FACILITY

Modern zoning practices assign land uses according to function and emerged as a key component of Transit Oriented Development. The - Use of the proposed facility w as Community Center will have the following benefits:

1. Increase intensity and aids in efficiency of building and land use
2. Increase diversity of land uses
3. Integrate segregated uses and conserve valuable land resources
4. Optimum use of time of the people and more people will be attracted
5. Protect the environment and open spaces by making best use of land and leaving land for future generations
6. Reduces auto dependence, pollution, and accident
7. Increases travel options and families can be united frequently
8. Activities can be performed timely and will integrate people of different cultures and social background as it is nearer to I75, Big-Beaver and M59.
9. Lessen the risk of abandon facility as the Restaurant was failed and we

want to re

Use it after improvement.

10. Outside Architectural design of this building must create an interesting visual experience for both sidewalk users at close range and for those viewing the skyline from a distance.
11. Parking is located in rear yards.
12. Development includes intense street tree planting along major road

Some of the Discussion Topics were

- New Insights into the Engineering Miracles of Quran-Dr. Md. Nurul Amin PE, P..Eng.
- New Insights into the Medical miracles of Quran- Dr. Md. Shahryar Amin MD, PhD.
- Importance of seeking Forgiveness in Islam- Imam Hafez Raihan Uddin- Imam of Alfala Mosque
- Skirmish of Badr and Tafseer of Surah Marriam- Dr. Imam Achmat Salie
- Importance of Islamic Spirituality - Dr. Imam Achmat Salie
- Importance of Islamic Finance-Dr. Imam Achmat
- Signs of the Last Day- Dr. Imam Achmat Salie
- Scientific explanations of Earthquake Using the Holy Quran- Dr. Md. Nurul Amin
- Importance of Humanity in Islam- Sonny, Farhan and Shahnoor
- Community Responsibilities Towards Muslim Youths- Dr. Imam Achmat Salie
- Education of Muslim Children-Challenges & Opportunities - Imam Chris Lovelace
- Wisdom & Fasting in Ramadan- Dr. Imam Achmat Salie
- Origin & Significance of Hajj- Dr. Imam Achmat Salie
- Thawq in Islam & its Impacts on Society-Prof. Dr. Ramzy Mohammad
- Significance of Muharram and the Day of Ashura-Dr. Imam Achmat Salie

- Importance of Ulema in Islam-Dr. Imam Achmat Salie
- Rights of Orphans and Poor in Islam- Dr. Imam Achmat Salie
- Importance of Knowledge in Islam-Dr. Imam Achmat Salie
- True Essence of Qurbani- Dr. Imam Achmat Salie
- .The Subtle Power of Hijab- Prof. Dr. Ozgan Felek
- Presenting Islam to non Muslim- Prof. Dr. Soraya Orady
- The History of Muslims in Detroit- Prof Asma Sheikh
- The 4<sup>th</sup> Dimension time- an Islamic perspective- Dr. Saad Alam- ( FIAT)
- Islam & Muslim- Prof. Dr. Ramzi Mohammad of Wyne State Univ
- Why mercy is fundamental for human life: Prof. Dr. Hahmood Abdel Hamid - ( ICI & GM R & D)
- Synopsis of Surah Yasin - Prof Dr. Zaman ( U of Tennessee)
- The Community Responsibilities Towards Muslim Youth- Br. Khorram Wany ( WSU)
- The Spirit of Eid Ul Adha in Islam- Dr. Hafez Asher Ali
- Islamic Ways to raise Children- Dr. Mahmoud Abdel Hamid (ICI0- GM research)- 40 patents, 50 publications.
- Importance of Scientific Knowledge to Understand deep rooted meaning of Quran\_ Dr. Md. Nurul Amin
- Purity of Intention: Imam Mustafa Tolba ( IONA)
- Why do calamities befall on us: Sheik Istiyak Attari (IAGD)

You can see from the above mentioned social and cultural activities that we are trying to build up an unstained generation of youth and community. We strive to provide community Education and Training.

To answer your questions, the primary purpose is not worship but integrated community activities. Muslim religion asks for 5 daily prayers regardless of where you are - whether in offices, businesses or homes. Naturally we can pray in a community center but it will be incidental and not the primary purpose.

We had completed the purchase of the building and the restaurant owner has cleaned most of the furniture. Please come and visit the place. I am available to show the building to you.

Best Regards,

Dr. Md. Nurul Amin

BACK

FORWARD

**EXHIBIT  
G**

Authority and Administration

Development Regulations

Processes and Procedures

Supplemental Design Regulations

Nonconformity, Appeals, Amendments

**Table 5.06.C-1  
Use Groups Permitted**

Use Group (Table 5.03-1)	Site Type NN/A		Site Type NN/B	
	Street Type NN/A Arterials	Street Type NN/B Local and Connectors	Street Type NN/A Arterials	Street Type NN/B Local and Connectors
1 Residential	NP	NP	NP	NP
2 Residential/Lodging	P <sup>1</sup>	P <sup>1</sup>	P	P
3 Office/Institution	P	P	P	P
4 Auto/Transportation	S	S	NP	NP
5 Retail/Entertainment/ Service	P <sup>1</sup>	P	P	P
6 Misc. Commercial	S	S	NP	NP
7 Industrial	NP	NP	NP	NP

<sup>1</sup> Permitted on upper floors only.  
P - Permitted Use Groups  
S - Special Use Approval Groups  
NP - Prohibited Use Groups

**Table 5.06.C-2  
Building Forms Permitted**

Building Form	Site Type NN/A		Site Type NN/B	
	Street Type NN/A Arterials	Street Type NN/B Local and Connectors	Street Type NN/A Arterials	Street Type NN/B Local and Connectors
A: Small, single-purpose, out buildings	P	P	P	P
B: Small, multi-tenant commercial with mixed use	P	P	P	P
C: Attached residential or live/work	S	S	P	P
D: Multi-story mixed use, medium density	P	P	S	S
E: Large format commercial	P	S	NP	NP
F: Large format mixed-use	P	S	NP	NP

P - Permitted Building Form  
S - Special Approval Building Form  
NP - Prohibited Building Form



**reg·u·lar** *adjective* \ˈre-gyə-lər, ˈre-g(ə-)lər *also* ˈrā-\

: happening over and over again at the same time or in the same way : occurring every day, week, month, etc.

: happening at times that are equally separated

: happening or done very often

Full Definition of **REGULAR**

Like

- 1** : belonging to a religious order
- 2 a** : formed, built, arranged, or ordered according to some established rule, law, principle, or type
  - b (1)** : both equilateral and equiangular <a *regular* polygon>
  - (2)** : having faces that are congruent regular polygons and all the polyhedral angles congruent <a *regular* polyhedron>
  - c of a flower** : having the arrangement of floral parts exhibiting radial symmetry with members of the same whorl similar in form
- 3 a** : ORDERLY, METHODICAL <*regular* habits>
  - b** : recurring, attending, or functioning at fixed, uniform, or normal intervals <a *regular* income> <a *regular* churchgoer> <*regular* bowel movements>
- 4 a** : constituted, conducted, scheduled, or done in conformity with established or prescribed usages, rules, or discipline
  - b** : NORMAL, STANDARD: as **(1)** : ABSOLUTE, COMPLETE <a *regular* fool> <the office seemed like a *regular* madhouse>
  - (2)** : thinking or behaving in an acceptable, normal, or agreeable manner <was a *regular* guy>
  - c (1)** : conforming to the normal or usual manner of inflection
  - (2)** : WEAK 7
  - d of a postage stamp** : issued in large numbers over a long period for general use in prepayment of postage
- 5** : of, relating to, or constituting the permanent standing military force of a state <the *regular* army> <*regular* soldiers>
  - See regular defined for English-language learners »
  - See regular defined for kids »

Examples of **REGULAR**

- Most days she follows a *regular* routine.
- The town holds *regular* meetings.
- five *regular* payments of \$100
- We made *regular* use of the pool.
- Getting *regular* exercise is important.
- Exercise has become a *regular* part of my lifestyle.
- He is a *regular* contributor to the magazine.
- The seedlings were planted in *regular* rows.
- The wallpaper has a *regular* pattern of stripes.

Origin of **REGULAR**

Middle English *reguler*, from Anglo-French, from Late Latin *regularis* *regular*, from Latin, of a bar, from *regula* rule — more at **RULE**  
 First Known Use: 14th century

**Related to REGULAR**

## Synonyms

constant, frequent, habitual, periodic, periodical, repeated, steady

## Antonyms

inconstant, infrequent, irregular

## Related Words

continual, intermittent, recurrent, recurring; cyclic (*or* cyclical); around-the-clock, hourly, round-the-clock, 24-7 (*or* 24/7); chronic, confirmed, inveterate; expected, usual

## Near Antonyms

episodic (*also* episodal), occasional; unexpected, unusual

more

**Synonym Discussion of REGULAR**

REGULAR, NORMAL, TYPICAL, NATURAL mean being of the sort or kind that is expected as usual, ordinary, or average. REGULAR stresses conformity to a rule, standard, or pattern <the club's *regular* monthly meeting>. NORMAL implies lack of deviation from what has been discovered or established as the most usual or expected <*normal* behavior for a two-year-old>. TYPICAL implies showing all important traits of a type, class, or group and may suggest lack of strong individuality <a *typical* small town>. NATURAL applies to what conforms to a thing's essential nature, function, or mode of being <the *natural* love of a mother for her child>.

<sup>2</sup>**regular** *noun*

- : someone who goes somewhere very often
- : someone who often or usually performs, plays, etc.
- : something that is average or usual in quality or size

## Full Definition of REGULAR

- 1** : one who is regular: as
- a** : one of the regular clergy
  - b** : a soldier in a regular army
  - c** : one who can be trusted or depended on <a party *regular*>
  - d** : a player on an athletic team who usually starts every game
  - e** : one who is usually present or participating; *especially* : a long-standing regular customer
- 2** : something of average or medium size; *especially* : a clothing size designed to fit a person of average height
- 📖 See regular defined for English-language learners »

## Examples of REGULAR

They are *regulars* at the bar.

He is a *regular* on the television show.

the *regulars* on a baseball team

"What kind of gas do you put in your car?" "I use *regular*."

We'll have one large soda and two *regulars*.

## First Known Use of REGULAR

15th century

**Related to REGULAR**

Synonyms

dogface, fighter, legionary, legionnaire, man-at-arms, soldier, serviceman, trooper, warrior

Antonyms

civilian

Related Words

servicewoman; carabineer (*or* carabinier), cavalier, cavalryman, cuirassier, dragoon; doughboy, footman, foot soldier, grunt, infantryman; commando, raider; jarhead [*slang*], marine, ranger; artilleryman, cannoneer, gunner, mortarman, musketeer, rifleman; archer, crossbowman; lancer, pikeman, spearman; Confederate, Continental, Federal, GI, guardsman, militiaman, minuteman; counter guerrilla (*also* counter guerrilla), guerrilla (*or* guerilla), irregular, paramilitary, partisan (*also* partizan); combatant, noncombatant; lifer, veteran, warhorse; conscript, draftee, enrollee, recruit; reservist; champion, knight; digger [*chiefly Australian & New Zealand*], gallowglass, gendarme

more

**reg·u·lar**     *adjective* \ˈreg-yə-lər\ (*Medical Dictionary*)

**Medical Definition of REGULAR**

- 1** : having or constituting an isometric system <*regular* crystals>
  - 2** : conforming to what is usual or normal: as
    - a** : recurring or functioning at fixed or normal intervals <*regular* bowel movements>
    - b** : having menstrual periods or bowel movements at normal intervals
- reg·u·lar·ly* *adverb*

**as·sem·bly** *noun* \ə-'sem-blē\

: the act of connecting together the parts of something (such as a machine) : the act of assembling something

: a group of people who make and change laws for a government or organization

: a group of people who have gathered together

*plural* **as·sem·blies**

Full Definition of ASSEMBLY



Like

**1** : a company of persons gathered for deliberation and legislation, worship, or entertainment

**2** *capitalized* : a legislative body; *specifically* : the lower house of a legislature

**3** : a meeting of a student body and usually faculty for administrative, educational, or recreational purposes

**4 a** : ASSEMBLAGE 1

**b** : ASSEMBLAGE 2

**5** : a signal for troops to assemble or fall in

**6 a** : the fitting together of manufactured parts into a complete machine, structure, or unit of a machine

**b** : a collection of parts so assembled

**7** : the translation of assembly language to machine language by an assembler

☞ See assembly defined for English-language learners »

See assembly defined for kids »

Examples of ASSEMBLY

The parts are made in this factory and then shipped to another country for *assembly*.

the New York State *Assembly*

an *assembly* of armed men

School *assemblies* were usually held in the cafeteria.

Origin of ASSEMBLY

Middle English *assemblee*, from Anglo-French, from *assembler*

First Known Use: 14th century

Related to ASSEMBLY

Synonyms

assemblage, gathering, conference, congregation, convocation, ingathering, meeting, muster

Related Words

company, consort, coterie, gang, pack; caucus, forum, market, panel, rally, symposium, synod; audience, gallery, grandstand, house; crowd, flock, horde, legion, multitude, press, swarm, throng; crush, mob, rabble, rabblement

more

Other Government and Politics Terms

agent provocateur, agitprop, autarky, cabal, egalitarianism, federalism, hegemony, plenipotentiary, popular sovereignty, socialism



re·li·gious *adjective* \rɪ-ˈlɪ-jəs\

: of or relating to religion

: believing in a god or a group of gods and following the rules of a religion

: very careful to do something whenever it can or should be done

Full Definition of RELIGIOUS

3+1

Like

- 1** : relating to or manifesting faithful devotion to an acknowledged ultimate reality or deity <a *religious* person> <*religious* attitudes>
- 2** : of, relating to, or devoted to religious beliefs or observances <joined a *religious* order>
- 3 a** : scrupulously and conscientiously faithful
- b** : FERVENT, ZEALOUS
- *re-li-gious-ly* *adverb*  
— *re-li-gious-ness* *noun*
- See *religious* defined for English-language learners »  
See *religious* defined for kids »

Examples of RELIGIOUS

My *religious* beliefs forbid the drinking of alcohol.

*Religious* leaders called for an end to the violence.

His wife is very active in the church, but he's not *religious* himself.

Origin of RELIGIOUS

Middle English, from Anglo-French *religius*, from Latin *religiosus*, from *religio*

First Known Use: 13th century

Related to RELIGIOUS

Synonyms

devotional, sacred, spiritual

Antonyms

nonreligious, profane, secular

Related Words

blessed (*also* blest), consecrated, hallowed, holy, sacrosanct, sanctified; solemn; liturgical, ritual, sacramental; semireligious, semisacred

Near Antonyms

earthly, mundane, terrene, terrestrial, worldly

more

Other Religion (Eastern and Other) Terms

Zen, antinomian, avatar, gnosticism, illuminati, ineffable, karma, koan, mantra

Rhymes with RELIGIOUS

litigious, prestigious, prodigious

<sup>2</sup>religious *noun*

*plural* **religious**

**Definition of RELIGIOUS**

: a member of a religious order under monastic vows

**Origin of RELIGIOUS**

Middle English, from Anglo-French *religius*, from *religijs*, adjective

First Known Use: 13th century

## Sponsored Links

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**ser·vice** *noun* \ˈsər-vəs\  


## Definition of SERVICE



Like

- 1 a :** the occupation or function of serving <in active *service*>  
**b :** employment as a servant <entered his *service*>
- 2 a :** the work performed by one that serves <good *service*>  
**b :** HELP, USE, BENEFIT <glad to be of *service*>  
**c :** contribution to the welfare of others  
**d :** disposal for use <I'm entirely at your *service*>
- 3 a :** a form followed in worship or in a religious ceremony <the burial *service*>  
**b :** a meeting for worship —often used in plural <held evening *services*>
- 4 :** the act of serving; as  
**a :** a helpful act <did him a *service*>  
**b :** useful labor that does not produce a tangible commodity —usually used in plural <charge for professional *services*>  
**c :** SERVE
- 5 :** a set of articles for a particular use <a silver tea *service*>
- 6 a :** an administrative division (as of a government or business) <the consular *service*>  
**b :** one of a nation's military forces (as the army or navy)
- 7 a :** a facility supplying some public demand <telephone *service*> <bus *service*>  
**b :** a facility providing maintenance and repair <television *service*>
- 8 :** the materials (as spun yarn, small lines, or canvas) used for serving a rope
- 9 :** the act of bringing a legal writ, process, or summons to notice as prescribed by law
- 10:** the act of a male animal copulating with a female animal
- 11:** a branch of a hospital medical staff devoted to a particular specialty <obstetrical *service*>

## Origin of SERVICE

Middle English, from Anglo-French *servise*, from Latin *servitium* condition of a slave, body of slaves, from *servus* slave

First Known Use: 13th century

## Rhymes with SERVICE

nervous

**<sup>2</sup>service** *transitive verb*

- : to do the work that is needed to keep (a machine or vehicle) in good condition
- : to pay interest on (a loan or debt)

: to provide (someone) with something that is needed or wanted

**ser·viced ser·vic·ing**

Full Definition of SERVICE

- : to perform services for: as
- a** : to repair or provide maintenance for <serviced the furnace>
- b** : to meet interest and sinking fund payments on (as government debt)
- c** : to perform any of the business functions auxiliary to production or distribution of
- d** of a male animal : SERVE 10
- ser·vic·er *noun*

Examples of SERVICE

- I need to get my car *serviced*.
- The shop *services* sewing machines and old typewriters.
- The company was unable to *service* the loan.
- The bookstore primarily *services* people looking for out-of-print books.

First Known Use of SERVICE

1528

<sup>3</sup>**service** *adjective*

Definition of SERVICE

- 1** : of or relating to the armed services
- 2** : used in serving or supplying <delivery men use the *service* entrance>
- 3** : intended for hard or everyday use
- 4 a** : providing services <the *service* trades—from filling stations to universities — John Fischer>
- b** : offering repair, maintenance, or incidental services

Examples of SERVICE

<spent his time in the army as a correspondent for *service* newspapers>

First Known Use of SERVICE

1837

Related to SERVICE

Synonyms

martial, military

Antonyms

nonmilitary

Related Words

naval; GI, gladiatorial, mercenary, soldierly; militant, militarist, militaristic, warlike; enlisted, regular; paramilitary

Near Antonyms

civil, civilian

more

**ser·vice** *noun* \ˈsər-vəs\  
Definition of SERVICE

Definition of SERVICE

: an Old World tree (*Sorbus domestica*) resembling the related mountain ashes but having larger flowers and larger edible fruit; *also* : a related Old World tree (*S. torminalis*) with bitter fruits

Origin of SERVICE

Middle English *serves*, plural of *serve* fruit of the service tree, service tree, from Old English *syrfe*, from Vulgar Latin \**sorbea*, from Latin *sorbus* service tree

First Known Use: 1530

**Ser·vice** *biographical name* \ˈsər-vəs\  
Definition of SERVICE

Definition of SERVICE

Robert William 1874–1958 Canad. writer

**ser·vice** *noun* \ˈsər-vəs\  
(*Medical Dictionary*)

Medical Definition of SERVICE

: a branch of a hospital medical staff devoted to a particular specialty <pediatric *service*>

**wor·ship** *noun* \ˈwɔr-ʃəp *also* ˈwɔr-\

: the act of showing respect and love for a god especially by praying with other people who believe in the same god : the act of worshipping God or a god

: excessive admiration for someone

## Full Definition of WORSHIP

 Like

- 1 *chiefly British* : a person of importance —used as a title for various officials (as magistrates and some mayors)
- 2 : reverence offered a divine being or supernatural power; *also* : an act of expressing such reverence
- 3 : a form of religious practice with its creed and ritual
- 4 : extravagant respect or admiration for or devotion to an object of esteem <*worship* of the dollar>
  - 📖 See worship defined for English-language learners »
  - See worship defined for kids »

## Examples of WORSHIP

*worship* of gods and goddesses

*Worship* services are held daily.

the media's *worship* of celebrities

## Origin of WORSHIP

Middle English *worshipe* worthiness, respect, reverence paid to a divine being, from Old English *weorthscipe* worthiness, respect, from *weorth* worthy, worth + *-scipe* -ship

First Known Use: before 12th century

## Related to WORSHIP

## Synonyms

adulation, deification, hero worship, idolatry, idolization, worshipping (*also* worshipping)

## Related Words

adoration, deference, glorification, reverence, veneration; idealization, romanticization; affection, fancy, favor, fondness, like, liking, love; appreciation, esteem, regard, respect; approval

## Near Antonyms

condemnation, disapproval, disfavor, dislike, dismissal, disregard, hatred, loathing, scorn

more

## Other Forms of Address Terms

appellation, beatitude, brethren, emeritus, esquire, sire, sous

<sup>2</sup>**worship** *verb*

: to honor or respect (someone or something) as a god

: to show respect and love for God or for a god especially by praying, having religious services, etc.

: to love or honor (someone or something) very much or too much

**worshipped** *also* **worshipped** **worship-ping** *also*  
**worship-ing**

**Full Definition of WORSHIP**

*transitive verb*

- 1** : to honor or reverence as a divine being or supernatural power
- 2** : to regard with great or extravagant respect, honor, or devotion <a celebrity *worshipped* by her fans>

*intransitive verb*

- : to perform or take part in worship or an act of worship  
— **wor-ship-per** or **wor-ship-er** *noun*

📖 See worship defined for English-language learners »

**Examples of WORSHIP**

Many ancient cultures *worshipped* the sun and moon.

They *worship* at this temple.

I *worship* God in my own way.

**First Known Use of WORSHIP**

13th century

Subject: Dec 17, 2013 Zoning Board of Appeals: Adam Community Center  
Revised 12/03/13 Version (Addition of Point 1c and Attachments 1b - 1d, and 4b)

I thank the City of Troy in allowing the community the opportunity to address the zoning issues related to the Adam Community Center intended to be located at 4924 Rochester Rd. Troy MI, previously the location of Marinelli's Restaurant. As a property owner within the community I feel it a responsibility to share research that quantifies that the intended use of the property is in fact for an Islamic Community Center and a Place of Worship, thereby violating zoning ordinance Section 6.21 Places of Worship.

This document has been prepared to assist board members in deciding the issue. While I believe a majority of those reviewing the facts would find the decision somewhat obvious, I recognize some may not have the related knowledge or the time for researching thoroughly.

1. The Adam Community Center is classified as a Church by the Internal Revenue Service to receive tax-exempt donations for this purpose and to receive other tax-exempt benefits as a church under their tax id # 27-1213825. (ATCH 1a)
  - a. This would include allowing tax exemptions for donations solicited for a Place of Worship noted on their website, Facebook page, etc.
  - b. A church is in fact a Place of Worship, telling the IRS that you are one to gain tax-exempt status and telling the City of Troy that you are not to gain approval for a facility's use is ambiguous.
  - c. Additionally, the organization informed the "Michigan Dept. of Licensing & Regulatory Affairs" their purpose as a "Worship Place" in 2013, "An Islamic Center for Practice of Islamic Religion & Prayer Place" in 2012 and as a "Mosque" in 2010. (ATCH 1b - 1d)
2. Adam Community Center Internet Publications Indicate it is an Islamic Organization and a Place of Worship:
  - a. Facebook page prior to being altered upon receiving notice of appeal. (ATCH 2)
  - b. Adam Community Website: Adamcc.us (ATCH 3a - 3f)
  - c. Islamic Masjid Locator: Masjidnow.com & iPhone App (ATCH 4a - 4b)
  - d. Islamic Salatomic Website: Salatomic.com (ATCH 5)
    - i. While the party claims he is not aware of the Adam Community Center's posting on the Islamic Salatomic website, the terms and conditions of adding page content to Salatomic is that it must be done by the registered user. Adam Community Center's page clearly indicates that the Adam Community Center located at 4700 Rochester Road, Troy, MI 48085, is "a musallah where 5 times prayer is performed", with a denomination of Sunni (Traditional). The picture posted is directly out of the Adam Community Center's Facebook page. The Definition for Musallah is: a Muslim place of prayer that, unlike a masjid, is not consecrated because it is temporary or rented. A broader definition is: [place of worship house of prayer].
3. In their letter to the city dated 9/30/13 the party representing the Adam Community states the following in portraying the need for the center:
  - a. "There is no other Muslim Organization in this city near this building to serve our purposes."
  - b. "This organization is currently serving more than 150 families with limited facilities."
  - c. "Non-availability of any other religious gathering /assembly place for rent for temporary use in the vicinity."
  - d. Within the party's response the word Islam is mentioned 14 times, Muslim 10, Quran 6, Religion 5, and Faith 3. No other faith, or reference to one, is mentioned.

4. The fact that the words Muslim or Islamic are not prefaced in the organization's name "Adam Community Center" does not preclude the fact it is a Muslim / Islamic Community Center.
  - a. The representative explains ADAMCC stands for: "ADAM (father of all humanity) Community Center "
  - b. In the case of the Adam Community Center, the name "Adam" is based on strong Islamic faith belief.
  - c. Adam in Islam is defined by Wikipedia as: "Muslims see Adam as the first Muslim, as the Qur'an promulgates that all the prophets preached the same faith of submission to God."
  - d. There are in fact other Islamic Centers including "Adam" in their name such as "Adams" in Washington DC. Adams in this case it doubles as an acronym for All Dulles Area Muslim Society.
  
5. In the letter dated 9/30/2013 the party representing the Islamic organization behind the Adam Community Center suggests the center is for the entire community while conversely revealing its intent is to serve the Islamic Community and their religious ideals. It is further suggested that its ancillary activities are its primary purpose, claiming prayer would be incidental, when many of the activities themselves constitute worship within a religious faith when performed as a congregation.
  - a. Acts of Worship as a Congregation within a Place of Worship is not limited to prayer as Acts of Worship include devotion, sermons/preaching, teaching, charitable giving, singing, social activities etc. The mass majority of religious organizations with an established Place of Worship conduct a multitude of activities as a form of Worship, just as those outlined by the Adam Community Center representative as activities intended. (ATCH 9a – 9f)
  - b. The concept of Worship in Islam is defined as: "Worship is an all-inclusive term for all that God loves of external and internal sayings and actions of a person." In other words, worship is everything one says or does for the pleasure of God. This of course, includes rituals as well as beliefs, social activities, and personal contributions to the welfare of society. (*whyislam.org*)
  
6. Providing an explanation that the Adam Community is not a Place of Worship, the party indicates "we do not have a fixed salary Imam / prayer leader to conduct any worship activates".
  - a. An Imam does not require a fixed salary to perform prayer leadership duties.
  - b. An Imam is a prayer leader and is identified by "Imam" preceding their name. While not preferred, they can be substituted when not available.
  - c. The representative details various Imams giving presentations (sermons) no less than 24 times in the past related to the current center. In fact their website indicates the president of the Adam Community Center is an Imam himself, Dr. Imam Achmat Salie. A flyer since removed from the organization's Facebook page promoting an Adam Community Center fundraiser for their place of worship revealed Dr. Imam Achmat Salie as the primary contact. (ATCH 6)
  - d. Sermons address a Biblical, theological, religious, or moral topic, usually expounding on a type of belief, law or behavior within both past and present contexts. Elements of preaching include exposition, exhortation and practical application" (Wikipedia).
  
7. While the party claims it is not a Place of Worship they state: "Islam is a way of life rather than worship. Every act of us is worship and is part of our cultural and social activity". A rational interpretation of this statement would be: every act (not just prayer), performed on and within the property is and will be Worship, we will worship, and will pray as prayer will only be incidental.
  - a. The 2nd pillar of Islam is Salat, a ritual of prayer five times a day. Dr. Jamal Badawi, Vice-Chairman of the Islamic University documents the following: "There are certain prayers that must be performed in a congregation. The most important congregational prayer is the noon

prayer on Friday. Usually the prayer is proceeded by a brief sermon explaining some aspects of Islam and its application to people's lives and some of the contemporary problems."

- b. Salat (prayer), has priority over anything else that is stated as the Adams Community Center's purpose, yet, the party states that prayer will be purely incidental. There is absolutely nothing incidental about the requirement to pray as a congregation within the Islamic faith' being that it is Islam 101, the second priority of the Five Pillars. Prayer is only second to believing in the associated god and repudiating the existence of any other.
8. The city previously indicated the Adam Community Center was not an Islamic Center or a Place of Worship solely based on the representative stating it was not and that prayer would only be incidental.
- a. An organization believing in, practicing and communicating a specific ideology together as a group is labeled accordingly. This is not limited to one's faith or denomination but extends to other group aligned interests, whether religion or other. When the community center is built on the foundation and ideals of Islam, serves those in the community who worship within the Islamic faith, its members are Muslim who preach and practice the word and teachings of Islam, it is a Muslim / Islamic Community Center.
  - b. A facility need not have a dome and towers to be a Place of Islamic Worship. Nor does a Place of Worship need to be called a Church or have pews to be one. Case upon case has occurred throughout our great nation indisputably identifying an Islamic Community Center as where Muslims Worship. From suburban homes to commercial buildings Muslims must frequently congregate for group prayer with a sermon after and or before. Praying as a congregation drives the need for the sermon, just as it does in other religions, neither of which is incidental.
  - c. An Islamic Community Center is synonymous with a Place of Worship which is easily verified through simple internet searches and review of news articles involving other centers. Princeton University's Definition for Place of Worship is: "Any building where congregations gather for prayer." The party states in his letter the Adam Community Center serves 150 families, and there is no other religious assembly place for them to go.
9. The Adam Community Center's website denotes it as an Islamic Organization seeking a new home on a major street in the City of Troy or neighboring city, for which donations have been, and are, being solicited utilizing their IRS tax exempt status as a Church. The party claims this is an outdated website and that plans changed due to the unavailability of sufficient property.
- a. Prayer rooms dominate the so called outdated plans outlined on the website. (7a - 7b)
  - b. Alignment of the outdated plans with what has been submitted to the city reveals the substitution of the gymnasium with an exercise room, a few other changes to smaller rooms, and an overall downsizing of the facility.
  - c. The modifications noted for the new facility contains (2) large open space carpeted rooms exactly what is required for prayer rooms (male & female) outlined in the published plans, and precisely indicative of prayer rooms in Sunni Islamic Community Centers.
  - d. In the plans submitted to the City one large carpeted area is labeled "Social / Cultural Activities" but named "Main Hall" (as in Main Prayer Hall noted on the website) under Proposed Improvements. Prayer rooms dominate the so called old plans as outlined on the website that was primarily used to solicit donations for the project. While this site is taken down periodically it was up as of this writing.
10. The organization has tried a couple times prior to purchase property for a Place of Worship in Troy with the expressed intention to worship.
- a. The evidence presented suggests it is their intention to Worship as a congregation and that they are currently conducting Worship at other locations.

- b. The party states that Worship would be too expensive to maintain, yet states the current congregation has nowhere to go as there is no availability of any other religious gathering /assembly place for rent or temporary use in the vicinity.
  - c. There are Muslim groups across the world conducting worship in residences as well as other assorted facilities. Their efforts for expansion into new facilities, has been at the heart of the issue in communities across the US. (ATCH 8a – 8d)
11. It is inferred by the representative that the Islamic faith in the US is on the verge of distinction.
- a. 2010 census figures reveal that Islam is the fastest growing religious faith with the Muslim population in the US growing more than 2.5 times since 2000.
12. It is inferred by the representative that the property was saved from being an abandon restaurant.
- a. Ironically, since purchased by the organization nothing has been done to the exterior of the building and has been allowed to deteriorate.
    - i. Debris is scattered about the property, ripped awnings torn away from the buildings fascia flap in the wind, tall weeds remain across its frontage, and the tattered restaurant sign remains illuminated throughout the day and evening.
  - b. It was the intention of the restaurant owner to remain open until the property was sold. The property would have eventually been sold to another buyer as result of price reduction.
13. The following sums up the importance of having a Place of Worship within the Islamic Faith as presented by: Islamic Resource & Information Service (IRIS) <http://www.iris.org.nz>
- a. “The name of the place where Muslims worship is called a Mosque, or Masjid in Arabic. Each Muslim community of reasonable size generally has at least one mosque (**or Islamic Centre**); although in countries where the majority of the people are Muslims, there will be a mosque in every [neighbourhood]. **One of the main reasons for this is that the mosque is a very important part of the Muslim community and activities there are not simply limited to prayers. It is a place of learning, [socializing], celebrating and more.** Furthermore, because men are strongly encouraged to pray their compulsory five-times-daily prayers at the mosque, it is practical that mosques are close at hand wherever a Muslim may be. By Muslims meeting and greeting each other throughout the day it helps to keep them in touch with one another and builds a close-knit community where everyone knows and is able to support one another.”
14. The results of the research performed strongly suggests the Adam Community Center is indisputably an Islamic Community Center and would be a Place of Worship at the subject property as it is now just a couple blocks down the street.
- a. Wikipedia's Definition for a Place of Worship is: A place of worship is a specially designed structure or consecrated space where individuals or a group of people such as a congregation come to perform acts of devotion, veneration, or religious study.
  - b. It is irrational to suggest the plans of the Adam Community Center can change so radically to go against everything that has been published and documented regarding it, and the worship of Islam. Suggesting such a transformation simply defies gravity.

INTERNAL REVENUE SERVICE  
P. O. BOX 2508  
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: JUL 22 2010

ADAM COMMUNITY CENTER  
C/O JAKIR HUSSAIN  
29200 SOUTHFIELD ROAD STE 108  
SOUTHFIELD, MI 48076

Employer Identification Number:  
27-1213825  
DLN:  
17053357367019  
Contact Person:  
FAITH E CUMMINS ID# 31534  
Contact Telephone Number:  
(877) 829-5500  
Accounting Period Ending:  
December 31  
Public Charity Status:  
170(b)(1)(A)(i) ←  
Form 990 Required:  
No  
Effective Date of Exemption:  
October 29, 2009  
Contribution Deductibility:  
Yes  
Addendum Applies:  
No

**The Adam Community Center is Classified as a Church by the IRS**

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

Definition of section 170(b)(1)(A) organization.

(a) The term *section 170(b)(1)(A) organization* as used in the regulations under section 170 means any organization described in paragraphs (b) through (j) of this section, effective with respect to taxable years beginning after December 31, 1969, except as otherwise provided. Section 1.170-2(b) shall continue to be applicable with respect to taxable years beginning prior to January 1, 1970. The term *one or more organizations described in section 170(b)(1)(A) (other than clauses (vii) and (viii))* as used in sections 507 and 509 of the Internal Revenue Code (Code) and the regulations means one or more organizations described in paragraphs (b) through (f) of this section, except as modified by the regulations under part II of subchapter F of chapter 1 or under chapter 42.

(b) **Church or a convention or association of churches.** An organization is described in section 170(b)(1)(A)(i) if it is a church or a convention or association of churches.

**ATCH 1a**

# Adam Community Center 2013 Filing

## Michigan Dept. of Licensing & Regulatory Affairs

### Stated Purpose: "Worship Place"

Vers 3.2 (03/09)

**DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
CORPORATIONS, SECURITIES & COMMERCIAL LICENSING BUREAU  
NONPROFIT CORPORATION INFORMATION UPDATE  
2013**

Identification Number <b>70737X</b>	Corporation Name <b>ADAM COMMUNITY CENTER (ACC)</b>	
Resident agent name and mailing address of the registered office <b>HUSSAIN &amp; COMPANY CPA PC</b>		
MI		
The address of the registered office <b>29200 SOUTHFIELD RD STE 108 SOUTHFIELD MI 48076</b>		
Describe the purpose and activities of the corporation during the year covered by this report. <b>WORSHIP PLACE</b>		
<b>Officer/Director Information</b>		
NAME	TITLE	BUSINESS OR RESIDENCE ADDRESS
<b>NURUL AMIN</b>	<b>PRESIDENT</b>	<b>1459 KENTFIELD ROCHESTER MI 48307</b>
<b>JAKIR HUSSAIN</b>	<b>SECRETARY</b>	<b>3099 WOOD CREEK WAY BLOOMFIELD HILLS MI 48304</b>
<b>KAMRUL CHOWDHURY</b>	<b>TREASURER</b>	<b>714 BARCLAY DRIVE TROY MI 48085</b>
<b>MOHAMMAD HUSSAIN</b>	<b>VICE PRESIDENT</b>	<b>1650 LEXINGTON DRIVE TROY MI 48084</b>
<b>IMTIAZ ZAFAR</b>	<b>DIRECTOR</b>	<b>2384 LORENZO DRIVE STERLING HEIGHTS MI 48314</b>
<b>REDWAN UDDIN</b>	<b>DIRECTOR</b>	<b>2835 TUMBLE WEED DR TROY MI 48085</b>
<b>ANWAR HUSSAIN</b>	<b>DIRECTOR</b>	<b>2266 RADCLIFF DR TROY MI 48085</b>
<b>Electronic Signature</b>		
Filed By <b>JAKIR HUSSAIN</b>	Title <b>SECRETARY</b>	Phone <b>248-424-7417</b>
<input checked="" type="checkbox"/> I certify that this filing is submitted without fraudulent intent and that I am authorized by the business entity to make any changes reported herein.		
<b>Payment Information</b>		
Payment Amount <b>\$ 20</b>	Payment Date/Time <b>09/24/2013 15:56:25</b>	Reference Nbr <b>71315 6800 70737X 2013</b>

[http://www.dleg.state.mi.us/bcs\\_corp/image.asp?FILE\\_TYPE=WEB&FILE\\_NAME=D201309\2013267\E0957398.tif](http://www.dleg.state.mi.us/bcs_corp/image.asp?FILE_TYPE=WEB&FILE_NAME=D201309\2013267\E0957398.tif)

# Adam Community Center 2012 Filing

## Michigan Dept. of Licensing & Regulatory Affairs

### Stated Purpose: "An Islamic Center for Practice of Islamic Religion & Prayer Place"

BCSACD-3000 (09/12)      DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
NONPROFIT CORPORATION INFORMATION UPDATE     

2012

Due October 1, 2012      This report can be filed online at [www.michigan.gov/fileonline](http://www.michigan.gov/fileonline)

Identification Number <b>70737X</b>	Corporation name ADAM COMMUNITY CENTER (ACC)
Resident agent name and mailing address of the registered office HUSSAIN & COMPANY CPA PC 29200 SOUTHFIELD RD STE 108 SOUTHFIELD MI 48076	
<div style="display: flex; justify-content: space-around; font-weight: bold; font-size: x-large;"> <span>FILED</span> <span>RECEIVED</span> </div> <div style="display: flex; justify-content: space-around; font-weight: bold;"> <span>AUG 29 2012</span> <span>AUG - 2 2012</span> </div> <p style="font-size: small; text-align: center;">by Department Bureau of Commercial Services      \$20 Dept. of LEG</p>	
The address of the registered office 29200 SOUTHFIELD RD STE 108 SOUTHFIELD MI 48076	

I certify that the board consists of 3 or more directors, and further certify that all directors' names and addresses are previously filed with the Department, and that no changes have occurred in required information since the last filed report.  
**If you checked the box, proceed to item 6.**

1. Mailing address of registered office in Michigan (may be a P.O. Box) <i>29200 Southfield Rd, ste 108, Southfield, MI 48076</i>	2. Resident Agent <i>Hussain &amp; Company CPA PC</i>
3. The address of the registered office in Michigan (a P.O. Box may not be designated as the address of the registered office) <i>29200 Southfield Rd, Ste 108, Southfield, MI 48076</i>	
4. Describe the purpose and activities of the corporation during the year covered by this report: <i>An Islamic Center for Practice of Islamic Religion &amp; Prayer Place.</i>	

5. NAME and BUSINESS OR RESIDENCE ADDRESS									
If different than President	<table style="width: 100%; border-collapse: collapse;"> <tr><td style="font-size: x-small;">President (Required)</td><td><i>Achmat Salie 29200 Southfield Rd, ste 108, Southfield, MI 48076</i></td></tr> <tr><td style="font-size: x-small;">Secretary (Required)</td><td><i>Jakir Hussain - same as above -</i></td></tr> <tr><td style="font-size: x-small;">Treasurer (Required)</td><td><i>Md Nurul Amin - same as above -</i></td></tr> <tr><td style="font-size: x-small;">Vice President</td><td><i>Md Nurul Amin - same as above -</i></td></tr> </table>	President (Required)	<i>Achmat Salie 29200 Southfield Rd, ste 108, Southfield, MI 48076</i>	Secretary (Required)	<i>Jakir Hussain - same as above -</i>	Treasurer (Required)	<i>Md Nurul Amin - same as above -</i>	Vice President	<i>Md Nurul Amin - same as above -</i>
President (Required)	<i>Achmat Salie 29200 Southfield Rd, ste 108, Southfield, MI 48076</i>								
Secretary (Required)	<i>Jakir Hussain - same as above -</i>								
Treasurer (Required)	<i>Md Nurul Amin - same as above -</i>								
Vice President	<i>Md Nurul Amin - same as above -</i>								
Required 3 or more directors	<table style="width: 100%; border-collapse: collapse;"> <tr><td style="font-size: x-small;">Director (Required)</td><td><i>Achmat salie - same as above -</i></td></tr> <tr><td style="font-size: x-small;">Director (Required)</td><td><i>Jakir Hussain - same as above -</i></td></tr> <tr><td style="font-size: x-small;">Director (Required)</td><td><i>Md Nurul Amin - same as above -</i></td></tr> </table>	Director (Required)	<i>Achmat salie - same as above -</i>	Director (Required)	<i>Jakir Hussain - same as above -</i>	Director (Required)	<i>Md Nurul Amin - same as above -</i>		
Director (Required)	<i>Achmat salie - same as above -</i>								
Director (Required)	<i>Jakir Hussain - same as above -</i>								
Director (Required)	<i>Md Nurul Amin - same as above -</i>								

6. Report due October 1, 2012. <b>Filing fee \$20.00.</b> If no changes have occurred, this must be signed by the chairperson, vice-chairperson, president or vice-president.	Please make your check or money order payable to the State of Michigan. Include payment with completed report in the same envelope. Return to: Department of Licensing and Regulatory Affairs Bureau of Commercial Services, Corporation Division P.O. Box 30767 Lansing, MI 48908 (517) 241-5470 OR File online at <a href="http://www.michigan.gov/fileonline">www.michigan.gov/fileonline</a>
---	--

Signature of authorized officer or agent <i>[Signature]</i>	Title <i>Secretary</i>	Date <i>7/28/12</i>	Phone (Optional) <i>248-924-7417</i>
--	---------------------------	------------------------	---

[http://www.dleg.state.mi.us/bcs\\_corp/image.asp?FILE\\_TYPE=MAO&FILE\\_NAME=D201208\2012244\GSI01161111.TIF](http://www.dleg.state.mi.us/bcs_corp/image.asp?FILE_TYPE=MAO&FILE_NAME=D201208\2012244\GSI01161111.TIF)

# Adam Community Center 2010 Filing

## Michigan Dept. of Licensing & Regulatory Affairs

### Stated Purpose: "Mosque"

BC94CD-2000 (03/10) DEPARTMENT OF ENERGY, LABOR & ECONOMIC GROWTH  
NONPROFIT CORPORATION INFORMATION UPDATE  
**2010**

Due October 1, 2010 File Online at [www.michigan.gov/fileonline](http://www.michigan.gov/fileonline)

Identification Number <b>70737X</b>	Corporation name ADAM COMMUNITY CENTER (ACC)
Resident agent name and mailing address of the registered office <b>HUSSAIN &amp; COMPANY CPA PC</b> <b>29200 SOUTHFIELD RD STE 108</b> <b>SOUTHFIELD MI 48076</b>	
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <b>FILED</b> AUG 26 2010 by Department Bureau of Commercial Services             </div> <div style="text-align: center;"> <b>RECEIVED</b> AUG 24 2010 \$20 Dept. of LEG             </div> </div>	
The address of the registered office <b>29200 SOUTHFIELD RD STE 108</b> <b>SOUTHFIELD MI 48076</b>	

If no change in the address of the registered office and/or resident agent proceed to Item 4.

1. Mailing address of registered office in Michigan (may be a P.O. Box)	2. Resident Agent
3. The address of the registered office in Michigan (a P.O. Box may not be designated as the address of the registered office)	
4. Describe the purpose and activities of the corporation during the year covered by this report: <div style="text-align: center; font-size: 1.2em;">501(c)(3) Non-Profit Mosque</div>	

	NAME	BUSINESS OR RESIDENCE ADDRESS
	President (Required)	<i>Asmat Saleh, 29200 Southfield Rd, Ste 108, Southfield, MI</i>
if different than President	Secretary (Required)	<i>M.D. Nurul Amin</i> "     "     "
	Treasurer (Required)	<i>Jakir Hussain</i> "     "     "
	Vice President	
Required 3 or more directors (3 different individuals)	Director (Required)	<i>Jakir Hussain, 29200 Southfield Rd #108, Southfield, MI</i>
	Director (Required)	<i>Md. Nurul Amin, 29200 Southfield Rd #108, Southfield, MI</i>
	Director (Required)	<i>Asmath Saleh, 29200 Southfield Rd #108, Southfield, MI</i>

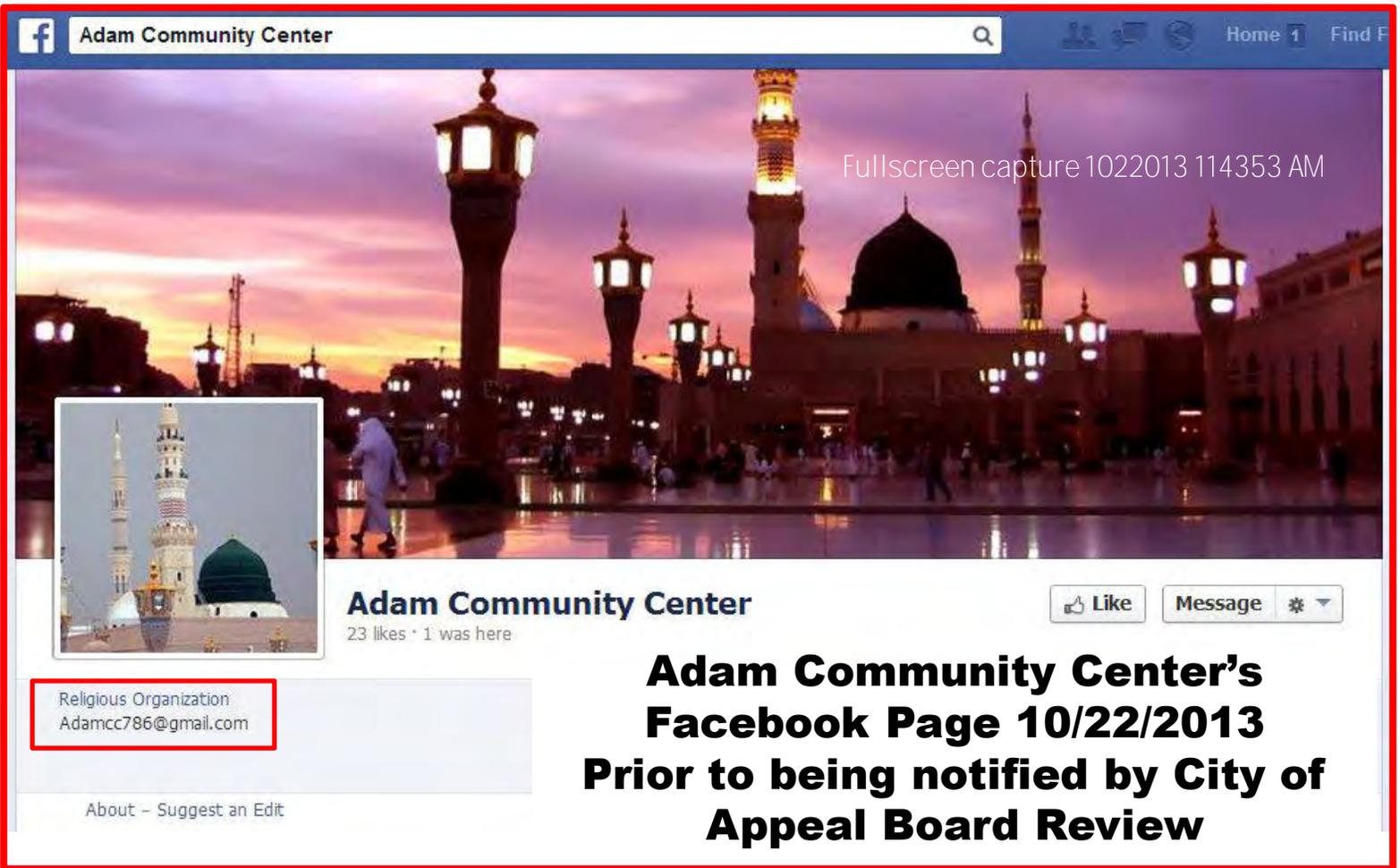
6. Report due October 1, 2010.  
**Filing fee \$20.00.**

Please make your check or money order payable to the State of Michigan, include payment with completed report in the same envelope.  
Return to: Department of Energy, Labor & Economic Growth  
Bureau of Commercial Services, Corporation Division  
P.O. Box 30767  
Lansing, MI 48909  
(517) 241-6470

Signature of authorized officer or agent <i>[Signature]</i>	Title Member	Date 8/22/10	Phone (Optional) 248-424-7417
--	-----------------	-----------------	----------------------------------

If more space is needed additional pages may be included. Do not staple any items to report. This report is required by Section 911, Act 162, Public Acts of 1982, as amended. Failure to file this report may result in the dissolution of the corporation.

[http://www.dleg.state.mi.us/bcs\\_corp/image.asp?FILE\\_TYPE=MAO&FILE\\_NAME=D201008\2010242\GSI00289258.TIF](http://www.dleg.state.mi.us/bcs_corp/image.asp?FILE_TYPE=MAO&FILE_NAME=D201008\2010242\GSI00289258.TIF)



**Photos of Adam Community Center  
Contained on Facebook Page**

# AdamCC.us Website

## Adam Community Center



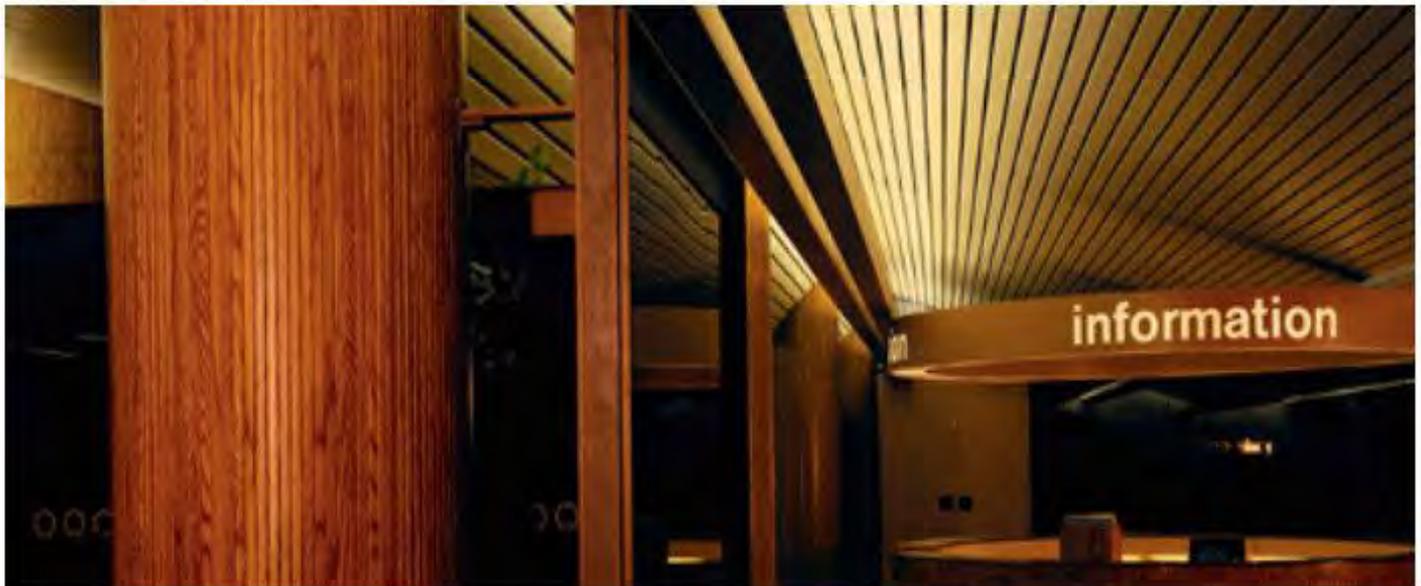
home

pictures

about

leadership

Adam Community Center



### Welcome to Adam Community Center!

Art Books Culture  
Family Food Friends

Posted on November 21st, 2009

**The site denotes its intentions to be a Place of Worship and solicits donations for it as so.**



A unique place

# Welcome to Adam Community Center!

Posted on November 21st, 2009

[Art](#)   [Books](#)   [Culture](#)  
[Family](#)   [Food](#)   [Friends](#)  
[Humor](#)   [Life](#)   [Love](#)  
[Movies](#)   [Music](#)  
[News](#)   [Personal](#)  
[Photography](#)   [Religion](#)  
[Thoughts](#)

**Mission:** ACC will be unique for its mission and vision to encourage youths and adults to engage and receive spiritual, intellectual, emotional, and physical benefits. This will considerably reduce the rate of attrition from Islam in the North America. The center will provide our youth with opportunities to resist peer pressures and becoming part of the statistics of lost generations to Islam. ACC contributes to be the source of a model community of practicing Muslims of diverse backgrounds, professions, and perspectives all striving for a social change and transformation. The ACC is founded to promote Muslim culture, education, Islamic values and reflect excellence in serving the needs of the community regardless of race, ethnicity, and gender.

Data released from the 2010 U.S. Religion Census shows Islam was the fastest growing religion in America in the last 10 years, with 2.6 million living in the U.S. today, up from 1 million in 2000.

Read more: <http://www.nydailynews.com/news/national/number-muslims-u-s-doubles-9-11-article-1.1071895#ixzz2kBTkPDs8>

Donation Form [Click here!](#)

Zakat Calculator [Click here!](#)



Tax Exempt [Click here!](#)

IRS Letter of Approval [Click here!](#)

Membership Form [Click here!](#)

Mission Document [Click here!](#)

# While the party claims this is an outdated Website, it continues to be operational, and highlights its intentions as a facility of worship

## PRAYER HALL

AREA= 12,000 Sq. ft. (1200 people can pray)



## Prayer Place for Women

Prayer Place for Women displaying picture of Imam on CCTV



## NURSERY

## Outside

EXTERNAL VIEW OF CHURCH PARKING



## GYMNESIUM

2500 Sq. ft



## Conference Center

3500 Sq. ft



# The Prayer Images are of the Actual Congregation At the Adam Community Center All Others are Demos



## NURSERY



## Conference Center

3500 Sq. ft



## People Offering prayer

People Offering prayer



## Friday Prayer Place

Friday Prayer Place for men displaying Leader and Attending People



©2009 Adam Community Center

**Clearly states it is an Islamic Center for Muslims to Worship**

## FEATURES:

ADAM CC is looking for a facility with the following features:

(1) KITCHEN CUM DINING SEATING FOR 250 PEOPLE

(2) PRAYER HALL 12,000 SQ. FT

(3) 4x SINGLE BATHROOMS

(4) 2x MULTI-STALL BATHROOMS INCLUDING SHOWER FACILITIES

(5) 16 x CLASSROOMS OF AREA ~ 4600 SQ. FT

(6) 2x NURSERIES

(7) 1 LIBRARY

(8) CONFERENCE ROOM

(9) 4 x ADMIN. OFFICES

(10) YOUTH RECREATIONAL ROOMS

(11) BASKETBALL COURT CUM GYMNASIUM

(12) 1500 SQ FOOT BRICK HOUSE FOR CHURCH LEADER

(13) CAR PARKING FOR 300 CARS

(14) NEAR TO MAJOR ROAD

creating atmosphere for all in artistic, creative, recreational activities based on religious stories, people, places and incidences.

The ACC is a center for all Muslim people from cradle to grave as good believers and will perform all religious obligations through understanding of Quran, Hadiths, and the Sunnah of the Holy prophet (pbuh).

- ACC participates heavily in interfaith and community service programs and social events.
- ACC has active Boy Scouts and Girl Scouts programs.
- ACC has its financial statements independently audited and certified by an independent CPA firm and our audited financials are presented to the General Body every year in May.
- ACC maintains excellent relationships with the FBI, the Department of the Treasury, the Department of State, and various state and local law and code enforcement agencies.

## Location

Posted on November 21st, 2009

ACC has been trying to acquire a place as noted above to conduct the following activities:

- ACC will start the activities without losing time required for planning, design and execution as soon as a place is acquired.
- Located in an area as a center of all Muslims in the Cities of Sterling Heights, Troy, Rochester, Shelby TWP, and Utica as well as Auto Manufacturers (GM, FORD, Chrysler) - for interfaith community build up and other ACC activities
- We estimated 1200 people can pray together in congregation and 250 students can study in the school.

**There is currently a representative residing at the current Adam Community Center a block down the street.**

## Vice President

Dr. Md. Nurul Amin

PE, FASCE (Fellow American Soc. of Civil Engrs.), P.Eng.Sr. Structural Engineer  
President, NIMA GROUP LLC.  
Tel: 248-601-0720  
Web address: [www.nimagroup.net](http://www.nimagroup.net)  
1459 Kentfield Drive,  
Rochester, MI 48307.

**An Imam is a prayer leader and is identified by "Imam" preceding their name.**

## President

Dr. Imam Achmat Salie

Director of Islamic Studies Program

Office Address:

217 Varner Hall  
Oakland University  
Auburn Hills, MI 48326

Tel: 248-370-2436

email: [salie@oakland.edu](mailto:salie@oakland.edu)

Home Address:

138 Shadywood Drive  
Rochester, MI 48307  
Tel: 248-659-0964

## Secretary

Jakir Hussain CPA

Hussain & Company CPA, P. C.

29200 Southfield Road, Ste 108

Southfield, MI 48076

P: (248)-424-7417, F: 248-424-7418

Cell: (248)-840-1739

[www.hussainandcompany.com](http://www.hussainandcompany.com)

©2009 Adam Community Center

# Adam Community Center

Unlocked!

Edit Masjid

Edit Iqamah Times

## November Iqamah Timings

Your masjid has not uploaded the timings for today. Please contact them and remind them to update the timings. Thank you.

## MasjidNow.com

# Posting Adam Community Center as Place of Islamic Worship



[Get Directions](#) 4700 Rochester Road, Troy, Michigan Troy United States

Phone:

Website:

Women's Area: Available

## Definition

## Places of Worship

[http://www.iris.org.nz/places\\_of\\_worship.php](http://www.iris.org.nz/places_of_worship.php)

## Topics

<< Home >>

[Introduction](#)

[Five Pillars of Islam](#)

[Articles of Faith](#)

[Sources of Guidance](#)

[Repentance](#)

[Creation](#)

[Angels](#)

[Death](#)

[Family](#)

## Importance of Mosques

The name of the place where Muslims worship is called a Mosque, or Masjid in Arabic. Each Muslim community of reasonable size generally has at least one mosque (or Islamic Centre); although in countries where the majority of the people are Muslims, there will be a mosque in every neighbourhood. One of the main reasons for this is that the mosque is a very important part of the Muslim community and activities there are not simply limited to prayers. It is a place of learning, socialising, celebrating and more. Furthermore, because men are strongly encouraged to pray their compulsory five-times-daily prayers at the mosque, it is practical that mosques are close at hand wherever a Muslim may be. By Muslims meeting and greeting each other throughout the day it helps to keep them in touch with one another and builds a close-knit community where everyone knows and is able to support one another.



*"The name of the place where Muslims worship is called a Mosque, or Masjid in Arabic"*

## Masjid Now iPhone App

Adam Community Center Posting From the “Masjid Now” iPhone App. Listed as a Mosque in its Current Location

Posting for its:

1. Friday Prayer Service Jum’ah Khutbah
2. Sermons and Breakfast after Saturday Morning Prayer

Has not been updated since notice sent by City for a Zoning Appeals Board Review



### What is Jummah or Khutbah?

Jummah, or Friday is the equivalent to the Sabbath for the Christians. Muslims go to the Mosque on this day and listen to the sermon, or Khutbah. The khutbah is the lesson taught by the Imam and

### What is Jummah or Khutbah?

usually last for about 30-45 minutes. The service is usually done in about 1 1/2 hours.

[http://wiki.answers.com/Q/What\\_is\\_Jummah\\_or\\_Khutbah#slide2](http://wiki.answers.com/Q/What_is_Jummah_or_Khutbah#slide2)

### Halaqa Definition From Wikipedia

A **halaqa** is a religious gathering or meeting for the primary purpose of learning about theology, typically [Islam](#). Generally, there are one or more primary speakers that present the designated topic(s) of the Halaqa while others sit and listen. The attendees may participate in the discussions, ask questions, and voice concerns. Usually, prayers and supplications are part of such programs. Also, meals or snacks may be served to the participants.<sup>[1]</sup>

HOME — UNITED STATES — MICHIGAN — SOUTHEAST MICHIGAN — WAYNE COUNTY

### Adam Community Center

4700 Rochester Road, Troy, MI 48085

**NR/5.0**  
No reviews

A musallah where 5 times prayer is performed. Last updated 1 year ago



#### The basics

**Denomination:** Sunni (Traditional)  
**Demographics:** Multicultural  
**Prayers:** All prayers including formal jum'a  
**Language of services:** English  
**Imam:** Unknown  
**Director/President:** Noorul Amin  
**Phone:** (248) 462-3907  
**Website:** No website available  
**Facebook:** Click here to visit Facebook page  
**Email:** Click here to send email

#### Services offered

Service offerings unknown - click here to add some.

#### Actions

- Recommend 0
- Tweet 0
- Edit this record
- Start following
- Email to friends
- View on Google Maps

#### Quick facts

- Partial barrier in main hall
- Parking available
- Clean restrooms
- Space offered by a third party

START HERE: [Login](#) | [Register](#)

#### SEARCH

Enter location or keyword

Add a mosque or Islamic school to our database

#### BROWSE MOSQUES

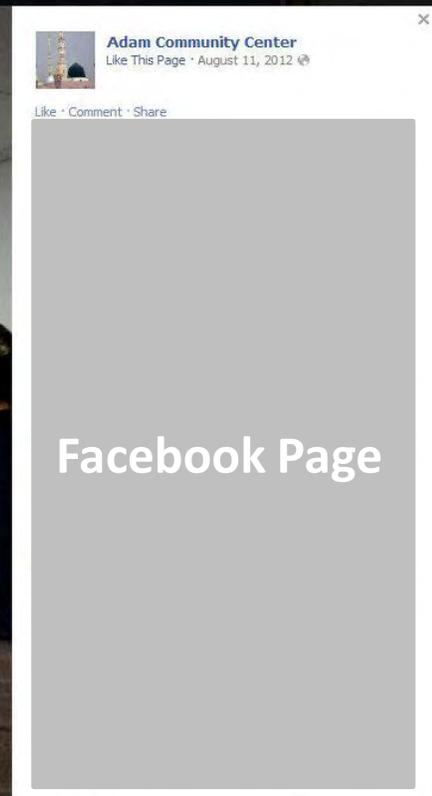
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#### OUR SPONSORS

advertise with us

[Ads by Muslim Ad Network](#)

**Party has denied organization posting to this site, yet it requires registration to do so, and it has the same image as within their Facebook Page**



**Facebook Page Fundraiser  
For establishing a Place of Worship  
For the Adam Community Center  
This Has Since Been Removed by Adam CC**



بِسْمِ اللَّهِ الرَّحْمَنِ الرَّحِيمِ

In the Name of Allah, the Most Merciful, the Most Kind.

**Adam Community Center**

would like for you to join us for a fundraising Iftar Dinner  
on Friday August 3<sup>rd</sup>, at 7:00pm  
at 4700 Rochester Road, Troy, MI, 48085.

*"Man banaa masjidan yabtaghi bihi wajhal laa banallahu lahu mith lahu fil jannati" ( Al-Bukhari, Muslim, Al-Tirmidhi)*

**Whoever builds a Masjid to gain the pleasure of Allah, Allah will build one like that (a home) for him in Jannah.**

Your contributions will be greatly appreciated.  
Jazaak Allah, Aameen.

Personal Contacts

Dr. Imam Achmat Salie, email: [achmat.salie@gmail.com](mailto:achmat.salie@gmail.com)  
Dr. Abdur Razzaque, email: [abdur.razz@gmail.com](mailto:abdur.razz@gmail.com), (248) 335.0743  
Sr. Talat Haque, email: [syedhaque5@yahoo.com](mailto:syedhaque5@yahoo.com), (248) 641.8670

Donations of **\$5 per person** or **\$10 per family** will be greatly appreciated  
to offset the cost of the fundraiser

Check us out on Facebook: Adam Community Center  
Email address: [AdamCC786@gmail.com](mailto:AdamCC786@gmail.com)

**ATCH 6**

# Adam CC Building Plans Submitted to City

Use of this ramp would require trespassing on Adjacent Property

Sign Poles

Previous Owner Claimed Addition of Deck Never Fully Approved by City???

## PRAYER HALL

AREA= 12,000 Sq. ft. (12000 people can pray)



Adamcc.us

## Prayer Rooms

Note that the area labeled Social / Cultural area is referred to as "Main Hall" (as in Prayer Hall) in the Current Proposed Improvements

## Prayer Place for Women

Prayer Place for Women displaying picture of Imam on CCTV



Adamcc.us

## Prayer Hall



Chip Somodevilla/Getty Images

The central area for prayer is called a *musalla* (literally, "place for prayer"). It is deliberately quite bare. No furniture is needed, as worshippers sit, kneel, and bow directly on the floor. There may be a few chairs or benches to assist elderly or disabled worshippers who have difficulty with mobility. Along the walls and pillars of the prayer hall, there are usually bookshelves to hold copies of the Qur'an, wooden book stands (*rihal*), other religious reading material, and individual prayer rugs. Beyond this, the prayer hall is otherwise a large open space.

<http://islam.about.com>

## Prayer Rugs

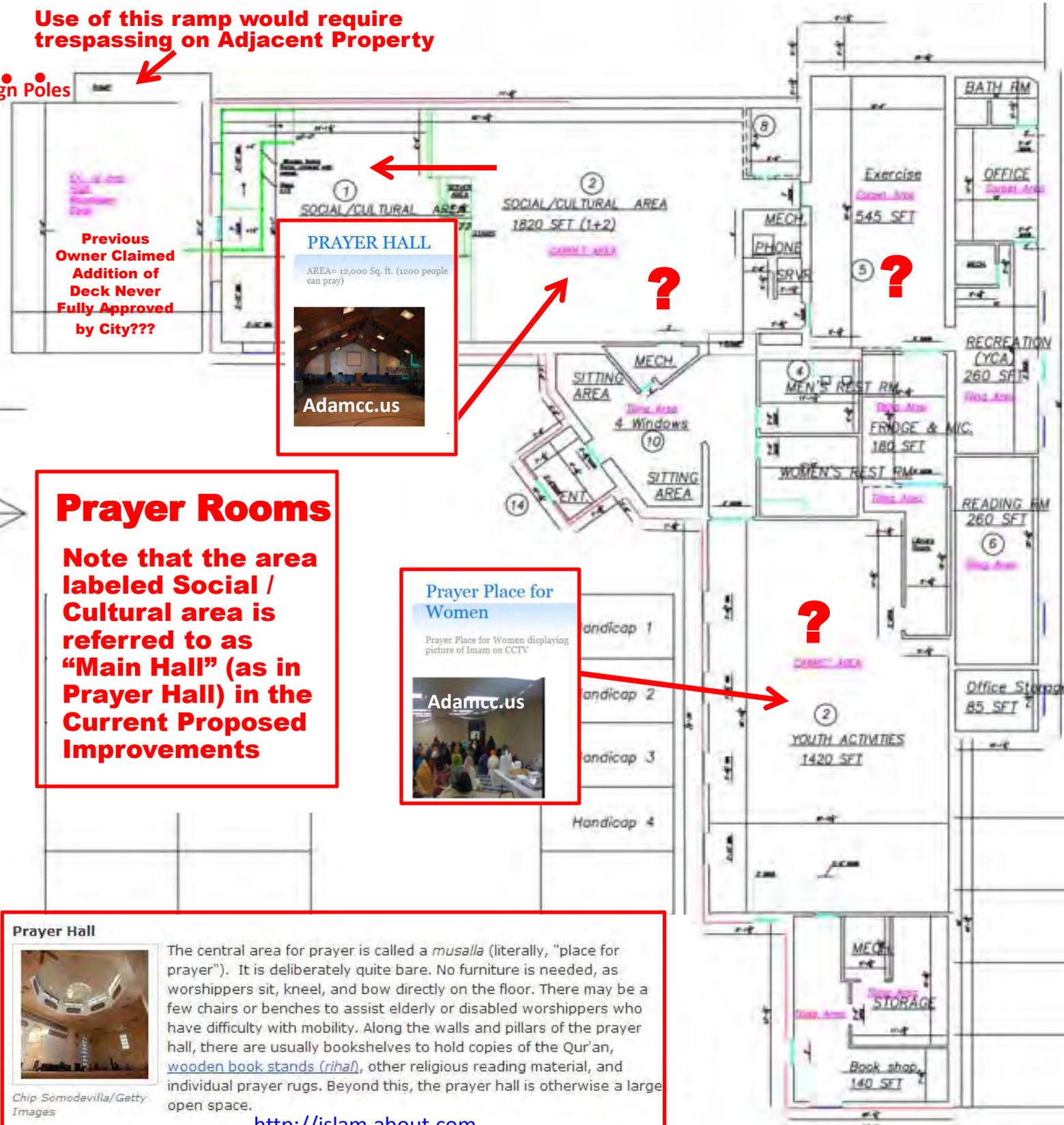


During Islamic prayers, worshippers bow, kneel, and prostrate on the ground in humility before God. The only requirement in Islam is that prayers be performed in an area that is clean. Rugs and carpets have become a traditional way to ensure the cleanliness of the place of prayer, and to provide some cushioning on the floor. In mosques, the prayer area is often covered with large prayer carpets. Smaller prayer rugs may be stacked on a nearby shelf for individual use.

[More Info](#)

TZAB 120913

ATCH 7a



PROPOSED AREA IMPROVEMENT

1) Lowering the wooden floor by 12in to match adjacent for main hall 870 sft **Muslims must pray on same level**

**Note that the area is referred to here as "Main Hall" (as in Prayer Hall) indicated on the AdamCC.us website for intended facility**

2) Installation of new carpet 3250 sft

**Typical of prayer hall with shoes not permitted**

3) Cleaning/repairing installing new carpet in existing kitchen area 545 sft—Exercise Room.

4) Cleaning and installing carpets/tiles in designated areas.

5) Removing & reinstalling ceiling tiles 6700 sft.

6) Interior painting of walls

7) Signage of ADAMCC.

**Use of this ramp would require trespassing on Adjacent Property**

8) Construction of wooden Ramp with Handrail each side and posts outside covered with carpet.

**Required foot baths not included in improvements otherwise sinks or showers will be used for this purpose**

MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

**PRAYER HALL**

AREA= 12,000 Sq. ft. (1200 people can pray)



Adamcc.us

<u>function of space</u>	<u>Floor area/sft/person</u>	<u>Occupant Load</u>
Social Cultural Area =1820sft	Unconctd. Tables & chairs=15	121
Youth Activities= 1320 sft	Unconctd. Tables & chairs=15	88
Physical Exercise Room : 545 sft	50	11
Reading + Recreation=520 sft	50	10
Books shop /Library Areas =140 sft	50	3
Storage Areas =160 sft	100	2
Office area = 140 sft	100	2
Fridge & Microwave= 180 sft	200	1
Library= 150 sft	100	2
Overall Total Occupant Load		240

**The representative claims it currently services 150 Families. Not even considering congregational growth, with the average household size between 3 - 3.5, this would equate to between 450 - 525 potential current occupants, twice that of total occupant load.**

# News Articles Containing Examples Highlighting Congregational Islamic Worship

## Muslims seek more space to worship

Muslim men pray on Friday, August 30, 2013, at the Islamic Center... (Tom Benitez, Orlando Sentinel )

September 7, 2013 | By Eloísa Ruano González, Staff Writer

It was midday, and congregants made their way up a dirt road toward a modest doublewide manufactured home in time for Friday's prayer service. They slipped off their shoes before coming into the [house](#) and finding a spot on the soft caramel-colored carpet and quietly prostrating in prayer.

For about five years, Muslims have used the house east of Hancock Road near Clermont as a place of worship. Interior walls have come down over the years to make room for the ballooning congregation. But the Islamic Center of Clermont has run out of walls to tear down. Leaders say they're in desperate need of space to accommodate a growing Muslim population in south Lake.

"This place is usually packed," said Wahab Insanally, the organization's treasurer.

To accommodate growth, plans for a proposed 16,650-square-foot Islamic center have been submitted to both Clermont and Lake County. Anwar Latib, a representative of the mosque, said it could be a few years before it's built, but the project has already stirred criticism from Clermont City Council [member](#) Ray Goodgame.

Goodgame recently emailed a newsletter to supporters, raising concerns over the mosque. He called the group's plan to build a mosque "bad news" for the city and warned of "wailing music." After the story broke, Goodgame said it wouldn't be "healthy" to talk more about the mosque. He didn't return a phone call late last week seeking comment.

Imam Shady Alshorman said Goodgame's opinions left some [members](#) of his congregation confused and upset since music isn't allowed in the mosque. He said he's reminded them in the lectures "to have patience."

"People have a misunderstanding. They have an unclear image of what we [Muslims] do," the 34-year-old Alshorman said about the community. He said a larger space would allow them to hold more classes, lectures and community events to teach the public about Islam, regardless of whether they're Muslim.

Despite the current tight quarters, roughly 150 people attend the prayer service on Fridays, considered the day of gathering and congregational prayer for Muslims. That's a significant increase from the dozen or so who attended the service when Insanally, a 37-year-old pharmacist, first joined the congregation seven years ago after moving to Clermont from New York City.

Latib said the number of Muslims will continue to increase as more people move to south Lake.

Drawn to the area's rolling hills, rural lifestyle and affordable housing, he said, people are moving away from high-traffic areas, including Orlando and New York City.

## Muslims seek more space to worship cont.

"It's been progressively growing," the 53-year-old Latib said about his congregation. "These are Muslims who live and work in the area and [pay taxes](#)."

The new, larger mosque is targeted for a 4-acre plot purchased nearby at Hancock and Johns Lake roads that's already zoned for a place of worship — a lesson Islamic Center of Clermont leaders learned last year after unsuccessfully trying to get the property where they're currently worshipping rezoned.

Since the site is within Clermont's utility area, it requires a review by the city, according to Clermont officials. Randy Razack, a board member and treasurer of a nearby mosque — the Islamic Center of South Lake County off U.S. Highway 27 near Minneola — has also seen strong growth.

About 200 people fill the mosque every Friday and even more — 200 to 250 — attend nightly prayer services during Ramadan, Razack said.

Ramadan is a special time for Muslims, who believe the Quran was first revealed to the Prophet Muhammad in that Islamic month and, therefore, focus on their prayers and spirituality and fast from dawn to dusk. Razack's congregation only had about 50 members when he joined a decade ago.

"We've grown every year about 5 to 10 percent," he said, adding that members of the congregation had bounced around from site to site.

Before the 4,000-square-foot mosque was built in 2012 on 5 acres near Minneola, members prayed at a strip mall and in hotel conference rooms and a former school.

They even gathered, for more than a year, beneath a roofless structure covered by a blue tarp, until county code-enforcement officials forced them to tear down the makeshift mosque in 2003.

Lake County is [home](#) to about 4,200 Muslims, according to the latest census by the Association of Religion Data. Razack expects his center's [membership](#) to double in size within the next five years as the south Lake continues to grow.

But, he added, the mosque can't take on much more growth — it isn't far from reaching the 300-person capacity. Another mosque is needed in south Lake, especially as more people from surrounding cities drive to the area to pray, he said.

"We have people coming from as far as Haines City, Davenport ... and some from Oakland and Winter Garden," Razack said.

Although it could be a few years before the Islamic Center of Clermont builds a permanent mosque, Zamenah Fazal is looking forward to the larger space.

For years, she said she was among the few women who prayed at the mosque.

"Sometimes it was just me, my mother and sister-in-law ... That's how small it was," the 53-year-old Clermont resident said.

That's no longer the case, said Fazal, after greeting and embracing some of the dozens of women wearing colorful scarves and long-sleeved dresses who attended a recent service that drew just fewer than 100 people.

"Clermont is still growing," she said. "And it's growing along with Muslims."

[elogonzalez@tribune.com](mailto:elogonzalez@tribune.com) or 352-742-5917

## Utah's Muslim Community Has a New House of Worship

Today, he and many supporters started their own Islamic community in a new building. After trying twice before to raise the funds and find a building, many Muslims in the south end of the valley have their own house of worship. Nearly 150 came to Friday prayers at the new center located at 9000 South and 215 West in Sandy.

Read more

at <http://www.ksl.com/?nid=148&sid=1324608#ITALMzKuhwHHrM4L.99>

## Neighbors oppose expansion of Islamic worship center in Alpharetta

<http://www.ajc.com/news/news/local/neighbors-oppose-expansion-of-islamic-worship-cent/nQfHb/>

Muslims have worshipped more than a decade in a nondescript ranch-style house on Rucker Road in Alpharetta.

The faithful enter the Islamic Center of North Fulton five times a day, kneel along lines drawn on the blue carpet and face Mecca. But prayer services are the only activity this building has room to accommodate, said Moiz Mumtaz, chairman of the center's board of trustees.

## Mosque proposal in St. Cloud tabled after hearing

by [Jon Collins](#), Minnesota Public Radio  
August 14, 2013

<http://minnesota.publicradio.org/display/web/2013/08/14/news/islamic-center-st-cloud>

The Islamic Center of St. Cloud has been active in the city since 1996. They're currently housed in a former Congregational church in downtown St. Cloud.

Salad told commissioners the current building has only two main halls. The new property would serve about 600 worshippers, but the community would also keep the old building to allow space for growth, he said.

"We use each hall as a prayer area, religious education, school for kids and adults, and as a community center," Salad said. "This [new] property would allow us to separate all these functions like any other place of worship."

# Zoning for Islamic center in DuPage County Debated

More than 100 people turn out Monday for sometimes contentious meeting

By Dick Johnson and BJ Lutz | Tuesday, Jul 13, 2010 | Updated 12:40 AM CST

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Since 2008, an Islamic group has been using the single-family home on Army Trail Road as a place of gathering and worship. The group is seeking a "conditional use" permit that will allow them to operate the property as a prayer center and food pantry and a variance that will allow them to build as many as 30 parking spaces on the site.

<http://www.nbcchicago.com/news/local/west-chicago-islam-residential-zoning-98293589.html>

The mass majority of religious organizations with an established Place of Worship conduct a multitude of activities as a form of Worship, just as those outlined by the Adam Community Center representative as activities intended.



# Saint Anastasia

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**Saint Anastasia Roman Catholic Church  
Troy, MI Offers Many Activities  
Intended as Acts of Worship in  
Addition to Offering  
Once a Week Prayer Services**



### St. Anastasia

4571 John R  
Troy, Michigan 48065  
(Google Map)

#### Phone

(248) 689-8380

#### Fax

(248) 689-7489

#### Email

Email the Office

#### Hours - Emergencies

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Before all the demands of the Thanksgiving, Christmas and New Year Celebrations (THE BIG 3) begin, married and engaged couples (THE 2) are invited to enjoy an evening out that includes a casual dinner followed by a viewing of Dr. Emerson Eoderichs' . . . // [LEARN MORE](#)

### NEWS & NOTES

- Welcome Ministry
- Bible Study with Fr. Moses
- A Prayer for the People of Syria
- PickleBall is here!!!!

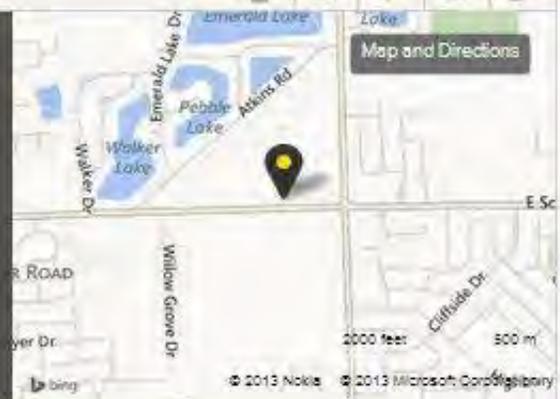
Home > Churches & Places of Worship near Troy, MI > Kensington Community Church

# Kensington Community Church

★★★★★ (1)

**CONTACT**  
1825 E Square Lake Rd  
Troy, MI 48085  
**(248) 786-0600**  
Visit Website Email Business

**HOURS**  
Tomorrow: 10:30 am - 12:00 pm



+ Add a personal note...

BUSINESS DETAILS PHOTOS REVIEWS

Category: Churches & Places of Worship  
Neighborhood: Troy  
Hours: Wed 10:30 am - 12:00 pm  
Sat - Sun 5:30 pm - 9:00 am  
Link: <http://www.kensingtonchurch.org>

**Kensington Community Church  
Troy, MI Offers Many Activities  
Intended as Acts of Worship in  
Addition to Offering  
Once a Week Services**

Located in Troy, Mich., Kensington Community Church offers a wide variety of educational and spiritual services. It provides various ministries, such as children, students, men's, adults, seniors and women's ministries. Additionally, the church offers various recreational activities that include wellness and health screenings. Kensington Community Church provides various sports activities, such as basketball, cheerleading, football and soccer. Additionally, it has a music and worship ministry that offers creative and performing arts, including choirs, orchestras, drama and dance for youth and senior adults. Kensington Community Church provides financial assistance, including retirement preparation and insurance and risk management programs. The church's special services include Sunday school and worship programs. In addition, Kensington Community Church offers pastoral care and counseling programs to solve emotional, spiritual and relational problems of various individuals, couples and families.

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**ATCH 9b**

# Evanswood Church Of God

## About Evanswood Church Of God

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### Our Staff

- ▶ A.C. Phipps  
Senior Pastor
- ▶ Mike Osipoff  
Facility Maintenance
- ▶ Jackie Hepp  
Office Administrator

### Evanswood Church Of God

2601 E. Square Lake Road 

Troy, MI 48085

Phone: 248-879-9240 Church Office Hours: Mon- Thurs 9:00-12:00

Email: [ewchog.office@sbcglobal.net](mailto:ewchog.office@sbcglobal.net)

*Evanswood is a group of Followers who are about Faith, Family and Friends!*



About Our Church

**Evanswood Church of God  
Troy, MI Offers Many Activities  
Intended as Acts of Worship in  
Addition to Offering  
Once a Week Prayer Services**

# Evanswood Church Of God

## Site News

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### Current News

Title	Date	#Views
Men & Women's Saturday Bible Studies!	Sep 5, 2013	65

### Past News

Title	Date	#Views
Cider Mill Adventure!	Sep 23, 2013	42
"Trunk or Treat" for kids	Sep 12, 2013	75
Family Movie Night!	Sep 12, 2013	62
Back to Church Sunday! September 22 @ 11:00 AM	Jul 18, 2013	390
It's Back! Family Night's at Evanswood	Jul 18, 2013	115
"Coffee Fellowship" every Sunday before and after the morning worship <i>Catch up on the latest with friends</i>	Dec 21, 2012	232

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**While most Places of Worship have multiple services for their congregation on a certain day, usually Sunday, Muslims must pray at a specific time 5 times a day and as a congregation at a specific time on Fridays.**

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## St. Stephen's Episcopal Church

*we are on a journey... you are welcome here*

5500 North Adams Road  
 Troy, Michigan 48098  
 (248) 641-8080

**ADVENT AND CHRISTMAS AT ST. STEPHENS!** The late fall and early winter seasons are full of wonderful events including Advent By Candlelight, the Children's Pageant, the [choir](#) Cantata, ongoing [adult classes](#), [youth](#) activities, [church school](#) and much more. Check the [calendar](#) and see what's happening! Wherever you are in your faith journey -- steadfast, seeking or unsure -- we welcome you at St. Stephen's. We've been where you are, and found a home here. Contact [Susan](#) our priest or [Ken](#) our formation director with any questions you might have.



### St. Stephen's Mission is to:

SING OUT for God,  
 REACH OUT to the World,  
 CRY OUT among Friends,  
 FIND OUT about a Life of Faith, and sometimes  
 BURST OUT Laughing.  
 All in the name of Jesus Christ.  
 - Amen



**Worship Services at St Stephen's -- all include Holy Communion**

- Saturday 4:30 pm** Informal Eucharist with music: Come as you are!
- Sunday 8:00 am** Quiet Eucharist
- Sunday 10:00 am** Eucharist with hymns, Education K-12, Child Care & Fellowship Hour
- Christmas Eve Services:** Family Eucharist at 6PM  
Midnight Eucharist at 10PM

**St Stephen's Episcopal Church  
 Troy, MI Offers Many Activities  
 Intended as Acts of Worship in  
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**ΧΡΙΣΤΟΣ ΑΝΕΣΤΗ**



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*With Harmonica Entertainment*

**Parade**

**Sunday of Orthodoxy**

**St. Nicholas Greek Orthodox Church**  
760 West Wattles Road  
Troy, MI 48098-4500

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