

Not Yet Approved
**CITY OF AUBURN HILLS
PLANNING COMMISSION MEETING**

September 4, 2008

CALL TO ORDER: Chairperson Hurt-Mendyka called the meeting to order at 7:02 p.m.

ROLL CALL: Present. Doyle, Hitchcock (7:09 pm), Hurt-Mendyka, Ouellette, Pierce, Verbeke
Absent. Beidoun, Kittle, Mitchell
Also Present. Director of Community Development Cohen
Guests. 7

LOCATION: City Council Chambers, 1827 N. Squirrel, Auburn Hills, MI 48326

PERSON WISHING TO BE HEARD – None

MINUTES

Ms. Doyle moved to approve the minutes of August 20, 2008.

Supported by Mr. Ouellette.

VOTE: Yes: Doyle, Hurt-Mendyka, Ouellette, Pierce, Verbeke

No: None

Motion Carried (5-0)

PETITIONERS

5a. Public Hearing/Motion – Recommendation to City Council for Approval of Site Plan and Tree Removal Permit for Brose Parking Lot Addition.

Ms. Hurt-Mendyka stated the applicant has requested that this item be tabled until the November 6, 2008 meeting.

Mr. Ouellette moved to table the Brose Parking Lot Addition until the November 6, 2008 meeting.

Supported by Mr. Pierce.

VOTE: Yes: Doyle, Hurt-Mendyka, Ouellette, Pierce, Verbeke

No: None

Motion Carried (5-0)

5b. Motion – Recommendation to City Council for Approval of 1st Amendment to the Development Agreement for Pitcairn Place PUD (7:06 p.m.)

Ms. Hurt-Mendyka and Mr. Cohen stated this is a request for a four (4) year extension of the PUD previously approved by City Council on December 1, 2003 which is scheduled to expire on December 31, 2008. The extension would extend the time frame until December 31, 2012, with a requirement that the applicant seek PUD Step Two approval for the first Phase of the project by December 31, 2010. This is a multi-phased 450,000 square foot Class A office park. The site is located north of Taylor Road and west of I-75.

The Commission's discussion and concerns were as follows:

- The 1st Phase is for a 4-story building, 2nd Phase is 3-story building and the 3rd Phase is for a 9-story building.
- Due to the change in the city's parking requirements, two less deviations to the Zoning Ordinance are required.

- The applicant has agreed to pursue LEED Certification for the project; the wording will be added to the development agreement.
- Taxes for this property will go towards the Fieldstone Golf Course debt.
- The developer will come back to the commission with PUD Step Two Site Plans for each building.
- There are no other changes to the proposed PUD.

Ms. Verbeke moved to recommend to City Council approval of the 1st Amendment to the Development Agreement for Pitcairn Place PUD for the four year extension and that the applicant will make every reasonable attempt to pursue LEED Certification for the project. (7:19 p.m.)

Supported by Mr. Pierce.

VOTE: Yes: Doyle, Hurt-Mendyka, Pierce, Ouellette, Verbeke

No: Hitchcock

Motion Carried (5-1)

Mr. Hitchcock stated he did not oppose the project, but objected to the length of the extension since the request was based on speculation.

The applicant intends to strive to build Green Buildings. Mr. Cohen advised the commissioners that the City does not have jurisdiction over granting LEED Certification so the City's approach is that we can only request a good faith attempt on the part of the applicant.

Ms. Hurt-Mendyka stated that with technology changing everyday hopefully it will make the cost of obtaining LEED Certification more affordable and obtainable in the near future.

OLD BUSINESS – None

NEW BUSINESS

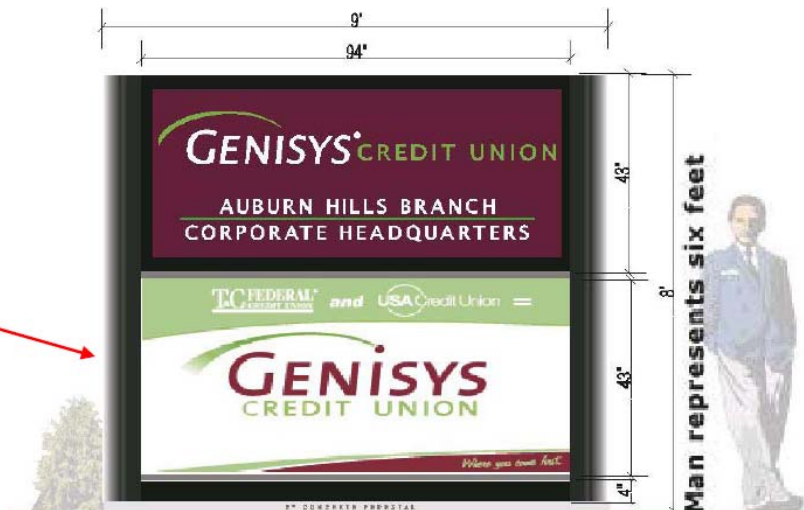
Discussion – Request to Revisit Changeable Copy Sign Regulations (7:32 p.m.)

Mr. Cohen stated a request had been made from Creative Designs and Signs, which would normally result in variances to the sign regulations. He recommended that they address the Planning Commission with their concerns to see if the ordinance should be amended, instead of proceeding to the ZBA.

The proposed changes are outlined below:

Key Changes Requested:

1. Allow banks in the T&R District to have changeable copy signs
2. Allow signs to use more than 1 color
3. Allow sign to remain on when the business is closed.



Auburn Hills Branch
2100 Executive Hills Blvd.

Jody La Londe from Creative Designs and Signs (along with several other representatives) presented an overview of the history of changeable copy signs. A short video presentation was viewed showing the advances in pixel size, colors, and design due to technology changes over the past decade.

The Commission's discussion included the following about automatic changeable copy signs:

- Signs should have smaller pixels; 25 mm or less have a higher resolution.
- With better technology the cost of signs have decreased for multi-colored changeable copy signs.
- Color signs are easier to read
- Video/animated use is becoming more common.
- The last safety study completed by the government for changeable copy signs was done in 1980.
- Newer signs have controls which automatically dim due to lighting conditions; overcast or night time.
- These signs are clearer when placed farther away.
- Messages are controlled by computer; which make them more accurate and legible.

Some of the commissioners expressed their concerns with these types of signs. The Commission was in agreement that The Palace of Auburn Hills was unique compared to other businesses in the community; which could affect the type of signage they would be allowed to construct.

The Commission directed Mr. Cohen to draft an amendment to the Zoning Ordinance based on the discussion. They did not object to reviewing the Genisys Credit Union sign proposal concurrently with the text amendment with the understanding that the credit union would be proceeding at their own risk; if the amendment was not accepted by City Council.

COMMUNICATIONS –

Mr. Cohen advised the Commissioners about the Tuesday, October 7, 2008 meeting. The revised site plan for 415 Collier LLC (compost operation) will be reviewed at that meeting.

ANNOUNCEMENT OF NEXT MEETING

The next scheduled meeting is September 18, 2008 at 6:00 p.m.

ADJOURNMENT

The meeting was adjourned at 8:55 p.m.

Respectfully Submitted,

Jeanne Tyler
Clerk III