

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

**October 7, 2008**

**CALL TO ORDER:** Chairperson Hurt-Mendyka called the meeting to order at 7:07 p.m.

**ROLL CALL:** Present. Doyle, Hurt-Mendyka, Kittle, Mitchell, Ouellette, Pierce, Verbeke  
Absent. Beidoun, Hitchcock  
Also Present. Director of Community Development Cohen  
Guests. 0

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

**PERSON WISHING TO BE HEARD**

Mr. Kittle requested that city staff review the west side driveway at the Strip Center on Walton Boulevard since it is very steep and cars are bottoming out when leaving the center.

Ms. Verbeke stated the light at Perry and Walton Boulevard is not set right. The left hand turn light only allows a few cars through, which backs up the traffic.

**MINUTES**

**Ms. Mitchell moved to approve the minutes of September 19, 2008.**

**Supported by Ms. Verbeke.**

**VOTE: Yes: Doyle, Hurt-Mendyka, Kittle, Mitchell, Ouellette, Pierce, Verbeke  
No: None**

**Motion Carried (7-0)**

**PETITIONERS**

**5a. Public Hearing/Motion – Recommendation to City Council for Approval of Revised Special Land Use Permit and Revised Site Plan - Auburn Hills Recycling and Landscape Center.**

Ms. Verbeke read the attached letter dated October 7, 2008 from Attorney Cindy Rhodes Victor requesting this item is tabled.

**Mr. Kittle moved to table the Public Hearing for the Revised Special Land Use Permit and Revised Site Plan for the Auburn Hills Recycling and Landscape Center project until the November 20, 2008 meeting.**

**Supported by Ms. Doyle.**

**VOTE: Yes: Doyle, Hurt-Mendyka, Kittle, Mitchell, Ouellette, Pierce, Verbeke  
No: None**

**Motion Carried (7-0)**

**5b. Public Hearing/Motion – Recommendation to City Council for Approval of Text Amendment to Zoning Ordinance/Section 1811. Signs (7:16 p.m.)**

Mr. Cohen gave an overview of the three proposed changes regarding changeable copy signs, which are; 1) adding banks, credit unions and hotels in the T&R districts, 2) creating a resolution standard for changeable copy signs, and 3) the City Council could allow extended hours of sign operation where it is determined that no negative impact is anticipated to residential areas.

Some members did agree with extending hours of sign operations, some felt these signs add to light pollution.

At the conclusion of the discussion, the commissioners were comfortable with leaving the discretion to City Council on extending the changeable copy sign hours of operation.

The commissioners were also in agreement in adding banks, credit unions and hotels in the T&R district for changeable copy signs.

The commission wanted more research to be done on sign resolution standards before making a final decision on the text amendment change.

In regard to The Palace of Auburn Hills, Mr. Cohen explained their signs were approved through a number of sign variances and they would need to go back to the Zoning Board of Appeals.

If a business wants to update their signs for changeable copy signs to add color LED's they would still need to seek revised Special Land Use permit approval.

The public hearing was opened and closed at 7:58 p.m., since there was no audience participation.

**Ms. Verbeke moved to table the Public Hearing for the Approval of Text Amendment to Zoning Ordinance – Section 1811. Signs, until the October 16, 2008 meeting.**

**Supported by Mr. Pierce.**

**VOTE: Yes: Doyle, Hurt-Mendyka, Kittle, Mitchell, Ouellette, Pierce, Verbeke**

**No: None**

**Motion Carried (7-0)**

#### **OLD BUSINESS**

Mr. Cohen advised the commissioners that he would need to make sure that City Attorney, Derk Berkerleg would be available for the meeting with Auburn Hills Recycling and Landscape Center on November 20, 2008.

The motion for item 5.a was amended as follows:

**Mr. Kittle moved to table the Public Hearing for the Revised Special Land Use Permit and Revised Site Plan for the Auburn Hills Recycling and Landscape Center project until the November 20, 2008 meeting or November 6, 2008 whenever the city attorney, Derk Beckerleg is available to attend.**

**Supported by Ms. Doyle.**

**VOTE: Yes: Doyle, Hurt-Mendyka, Kittle, Mitchell, Ouellette, Pierce, Verbeke**

**No: None**

**Motion Carried (7-0)**

Mr. Cohen explained in regard to the Blue Ribbon Downtown Village Committee that Laurie Johnson, Economic Development Coordinator, is obtaining background information to submit to HyattPalma, and then she will start scheduling meetings.

**NEW BUSINESS - None**

#### **COMMUNICATIONS**

Mr. Cohen, Mr. Ouellette, Mr. Pierce and Ms. Mitchell stated that the MAP conference was excellent. Everyone learns so much from other communities and you learn what your community is doing well.

**ANNOUNCEMENT OF NEXT MEETING**

The next scheduled meeting is October 16, 2008 at 6:00 p.m. in the Wesson Room at the Community Center.

**ADJOURNMENT**

The meeting was adjourned at 8:12 p.m.

Respectfully Submitted,

Jeanne Tyler  
Clerk III