

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

March 2, 2006

CALL TO ORDER: Chairperson Hurt-Mendyka called the meeting to order at 7:03 p.m.

ROLL CALL: Present. Beidoun, Doyle, Hammond, Hurt-Mendyka, Hitchcock, Patterson, Pierce, Verbeke
Absent: Ouellette
Also Present. City Planner Cohen, TIFA Chair Bennett, City Manager Randall
Guests. 2

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

PERSON WISHING TO BE HEARD –

TIFA Chairman Bennett asked when the Silverdome is no longer in existence will their billboard be removed. Mr. Cohen explained the billboard is located on a different property and he will need to further investigate this matter.

MINUTES

Mr. Pierce moved to approve the minutes of February 16, 2006 with one amendment.

Supported by Ms. Verbeke.

**VOTE: Yes: Beidoun, Doyle, Hammond, Hitchcock, Hurt-Mendyka, Patterson, Pierce, Verbeke
No: None**

Motion Carried (8-0)

PETITIONERS –

5a. Recommendation for Approval of Text Amendment to the Zoning Ordinance Schedule of Regulations

1. Loading area requirement for small office buildings, banks and credit unions.
Mr. Cohen stated the staff has found practical problems with the current standard. Small office buildings typically do not receive large truck deliveries. FedEx, UPS, and Office Supply Store delivery vehicles almost never use the allocated loading space and typically park their vehicles in the maneuvering lane or in a parking space near the entrance of a building. He recommends changing Section 1701, Item (p) to add *“Office buildings, banks, and credit unions which are 25,000 sq. ft. or less in size shall not be required to provide loading space.”*
2. Setbacks for non-residential buildings on sites which abut one-family residential districts.
Mr. Cohen stated the Zoning Ordinance has several different setback standards for non-residential buildings which abut one-family residential districts. He recommended removing the old standards listed in Section 1701, Items (k), (r), and (u) and replace them with the following standard: Section 1701, Item (v) *“A building in a non-residential zoned district shall be setback fifty (50) feet or twice the height of the building, whichever is greater, from property lines which abut a One-Family Residential District.”*

The Planning Commission recommended the wording “no less than” be added before fifty (50) feet in the sentence. The second recommendation was to separate the word “setback”.
3. Miscellaneous ordinance clean-up issues.
Mr. Cohen explained the last change is to remove Section 1701 (m) and (n) since it is no longer relevant due to the adoption of the Village Center zoning district. Footnotes in Section 1700 were also amended.

Ms. Hurt-Mendyka moved to open and close the public hearing at 7:12 p.m. since there were no comments from the audience.

Ms. Doyle moved to recommend to City Council approval of the Zoning Ordinance text amendments to Article 17. Schedule of Regulations, as amended.

Supported by Ms. Verbeke.

**VOTE: Yes: Beidoun, Doyle, Hammond, Hitchcock, Hurt-Mendyka, Patterson, Pierce, Verbeke
No: None**

Motion Carried (8-0)

5b. Recommendation for Approval of Text Amendment to Zoning Ordinance/Waste Receptacle and Compactor Enclosures

Mr. Cohen explained there is no standard in the Zoning Ordinance which requires dumpster enclosures doors or dumpster lids to be kept shut. Mr. Cohen recommended adding the following requirement: *“Enclosure gates and dumpster lids shall be kept closed at all times when not in use.”*

Ms. Hurt-Mendyka moved to open and close the public hearing at 7:14 p.m. since there were no comments from the audience.

The Planning Commission had no objection to the change.

Mr. Hitchcock moved to recommend to City Council approval of the Zoning Ordinance text amendments to Article 1825. Waste Receptacle and Compactor Enclosures.

Supported by Ms. Doyle.

**VOTE: Yes: Beidoun, Doyle, Hammond, Hitchcock, Hurt-Mendyka, Patterson, Pierce, Verbeke
No: None**

Motion Carried (8-0)

5c. Recommendation for Approval of Text Amendment to Zoning Ordinance/Outside Storage in Industrial Districts

Mr. Cohen stated that outside storage is a common enforcement problem in the City’s industrial parks. Unscreened pallet storage is the primary violation. Companies have explained to staff that outside storage is a common occurrence since it is a “part of doing business” due to delivery schedules, new contracts, and work fluctuations. Compliance with the City’s standards has been difficult since the public review process to permit outside storage is time consuming and cumbersome.

Mr. Cohen recommended creating standards for “routine” outside storage proposals, which can be reviewed and approved administratively. Businesses which can not meet the strict standards listed below could apply for a Special Land Use permit before the Planning Commission and City Council.

The proposed standards were reviewed. Mr. Cohen explained that these standards would also apply to the I-2, General Industrial District via cross-references in Sections 1400 and 1401.

The Planning Commission recommended the following changes to the text:

- In section 1300, 5, A, 7 - add “offensive odorous substances.”
- In section 1300, 5, A - add a “#9. *In a neat and orderly manner.*”
- In section 1301, 4, A - rephrase “*The City Council may consider the following when exercising its discretion*”:
- In section 1807, Item 3, Outside Storage - change the wording in parts of lines four and five to read “Whenever such outside storage is adjacent....”

Ms. Hurt-Mendyka moved to open and close the public hearing at 7:21 p.m. since there were no comments from the audience.

Mr. Pierce moved to recommend to City Council approval of the Zoning Ordinance text amendments to Article 13. L-1, Light Industrial Districts and Section 1807. Performance Standards.

Supported by Mr. Hitchcock.

VOTE: Yes: Beidoun, Doyle, Hammond, Hitchcock, Hurt-Mendyka, Patterson, Pierce, Verbeke
No: None

Motion Carried (8-0)

OLD BUSINESS –

Mr. Cohen explained stop signs have been installed at the “T” intersection at the Sam’s Club and Home Depot site. The other stop signs have been left alone and will be checked at a later date if there are issues.

Mr. Randall, City Manager explained to the commissioners the traffic light at Tienken and Squirrel Road should be operational this week. The yellow flash was on for one week to make sure it was working properly and to allow drivers to get acclimated to the new traffic light.

Mr. Randall stated the City of Lake Angelus has not approved the agreement to pave Lake Angelus Road and they did not propose to tap into our water system.

Mr. Cohen explained the developer of the Auburn Financial Center would like to make a presentation on April 6th to Planning Commission regarding their PUD Step 2 plans. There are issues that still need to be addressed and he is not sure if they will be ready for that meeting.

Mr. Randall reported that the widening and repaving of Walton Boulevard between Opdyke Road and Squirrel Road will not go forward this year.

NEW BUSINESS – None

COMMUNICATIONS –

Mr. Cohen stated he received a letter from several residents on Bald Mountain Road across from the Dutton Corporate Center. They requested that the Planning Commission amend the master plan to allow the rezoning of their property to multiple family, commercial, or industrial land use. This request will be added to the April 6th meeting for discussion.

Mr. Cohen stated he also received a letter from Faith Church in Lake Orion would like to move to Auburn Hills, possibly relocating at the Free Methodist Church site or Church’s lumber site. Mr. Cohen stated another issue that needs to be addressed is permitting churches in other zoning districts besides residential and the implication of the Federal Religious Land Use and Institutional Person Act. This issue will also be added to the April 6th meeting for discussion.

ANNOUNCEMENT OF NEXT MEETING - The next scheduled meeting is March 16, 2006.

ADJOURNMENT

There being no objections the meeting was adjourned at 7:30 p.m.

Jeanne Tyler. Clerk III