

**CITY OF AUBURN HILLS
PLANNING COMMISSION MEETING**

July 20, 2006

CALL TO ORDER: Chairperson Hurt-Mendyka called the meeting to order at 7:00 p.m.

ROLL CALL: Present. Doyle, Hammond, Hurt-Mendyka, Hitchcock, Ouellette, Patterson, Pierce, Verbeke
Absent: Beidoun
Also Present. City Planner Cohen
Guests. 22

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

PERSON WISHING TO BE HEARD –

MINUTES

Mr. Pierce moved to approve the minutes of July 6, 2006 with noted corrections.

Supported by Ms. Vebeke

VOTE: Yes: Doyle, Hammond, Hitchcock, Hurt-Mendyka, Ouellette, Patterson, Pierce, Verbeke

No: None

Motion Carried (8-0)

PUBLIC COMMENT/GENERAL DISCUSSION –

Ms. Hurt-Mendyka opened the meeting and welcomed the audience to the meeting. She explained that the purpose of the meeting was to discuss future land use recommendations for the Opdyke Road Corridor, which will be submitted to City Council for final approval.

Mr. Cohen reviewed the Planning Commission's recommendations for future land use utilizing PowerPoint slides for the following areas: Walton Triangle District, Showcase District, Opdyke Parkway District – North, Opdyke Parkway District – South, and Clinton River District

The Planning Commission's recommendations are documented in the June 15, 2006 minutes and in Attachment A.

The Public Hearing was opened at 7:12 p.m.

Mr. Lorenzo Calvalier, who represents the Showcase Cinema Site, stated they are now ready to start redeveloping the site as a T&R use and hope to move forward quickly, even though they do not have any leases. He asked about the status of the streetscape improvements.

Mr. Cohen explained the city is planning on spending approximately \$2 million dollars to upgrade the streetscape between Walton Boulevard and M-59 next year. New trees and signage will be added.

Chuck DeSantis, General Manager for Holiday Inn Select, stated Opdyke Road is showing its age. He stated that because of the economy, interest for hotels closer to Great Lakes Crossing Mall and needed upgrades on Opdyke Road their businesses has been negatively impacted. Mr. DeSantis is pleased the city is looking to update Opdyke Road and he hopes the city is thinking big. He would like to see more tourist attractions such as a Dave & Busters brought into the community.

Ms. Marcie Summerfield, resident on Coe Court, was wondering how they can make their parcels more attractive to businesses. Ms. Summerfield states McDonald's only mowed their second lot once and the grass is too high, plus there is trash all over the lot. She would like to see a small park incorporated somewhere around or on Opdyke Road and also a connected sidewalk.

Mr. Cohen explained that a new zoning district was being considered which would permit lesser setbacks, thus allowing smaller businesses to come into the area which will hopefully promote small office use. Also, Mr. Cohen stated he will have the city follow up on the grass issue.

Mr. and Mrs. Staley, residents on Willot Road, were very unhappy that Willot Road will remain residential. They feel the residents are unable to sell their home as long the zoning remains residential and they are surrounded by businesses. They feel the Opdyke Corridor in their area is an unattractive hodge-podge of development.

Mr. Pierce and Ms. Hurt-Mendyka explained the Planning Commission looks at the big picture when addressing land use issues. When an entire neighborhood is rezoned to commercial it is possible to have a number of negative impacts (e.g., business next to homes, increase in rental units, and decrease in property values), unless one large developer would be willing to purchase an entire street. Also, all businesses need residents to stay in business.

Mr. Roubal of Joy Road is very happy that his street is remaining residential.

Ms. Barbara Weir of Joy Road is unhappy that her street is remaining residential.

Ms. Denise McMahon of Willot is unhappy that her street is remaining residential.

Mr. Bernard Allen resident on Willot is not happy that his road is remaining residential. He states the lights from Meemic shine in his home. Mr. Cohen will check into this matter.

Ms. Charlotte Carnes resident on Hillfield is pleased that a park setting is proposed for the Clinton River. She is concerned that any new development along the Clinton River may create a flooding problem. She is happy Wal-Mart is leaving. There is a parcel across from Wal-Mart's emergency gate, which has been abandoned and has tall grass, there are vagrants, and people are dumping items on the property. Mr. Cohen will ask the ordinance enforcement department to look into this matter.

Ms. Hurt-Mendyka explained that there are laws on how close a development can come to a flood plain and all residents will be notified of any development coming into the area.

Ms. Dawn Fisher resident on Hillfield is happy that Wal-Mart is leaving; the Wal-Mart gate is consistently open. She concurs with her neighbor that the parcel across the street from the Wal-Mart gate is not well-maintained. She has had the Oakland County Fugitive Reinforcement team at her home trying to locate the owner of this property. Ms. Fisher states the grass behind her home is really tall and she is wondering about the ordinance for mowing vacant commercial property. Mr. Cohen will ask the ordinance enforcement department look into this matter.

Ms. Carnes mentioned that there are parts of the Clinton River that are being used as a dump site. The Clinton River does have a scheduled clean-up once a year. Mr. Keenan, Watershed Resource Coordinator and City Council member, Henry Knight are familiar with the clean-up.

In response to a question about the Opdyke Streetscape Program, Mr. Cohen explained the city is using as a prototype for other areas along the road. Opdyke Road from Walton to M-59 is the only area scheduled in the budget for next year to receive improvements.

Brian Smith who resides on Commonwealth is concerned how his street comes out to Perry Road; there is heavy traffic which makes it difficult making a left hand turn on his street. A "Do Not Block Intersection" sign may be some help. He stated that his home is bordered by about 70% commercial sites. He asked if his property could be master planned for non-residential development.

The Public Hearing was closed at 9:02 p.m.

Ms. Verbeke was wondering how this Board knows the issues raised by our residents are being addressed by city employees. Ms. Hammond stated all issues addressed by our residents are addressed

by the appropriate departments in the city. She has had follow up meetings with Mayor Edwards and Community Development Department.

The Planning Commission recommended the following amendment to the proposed land use plan, which is reflected in Attachment A:

- Allow the 2 parcels at the north end of Commonwealth to development as non-residential use, if combined with properties to the north or east and no vehicular access is provided to Commonwealth.
- Restrict the height permitted for residential condominiums in the Showcase District and Clinton River District to the RM-1 zoning district standard.

Mr. Ouellette moved to direct Mr. Cohen to finalize the land use recommendation for the Opdyke Corridor Study and present it back to the Planning Commission at the August 3, 2006 meeting.

Supported by Ms. Verbeke

VOTE: Yes: Doyle, Hammond, Hitchcock, Hurt-Mendyka, Ouellette, Patterson, Pierce, Verbeke

No: None

Motion Carried (8-0)

COMMUNICATIONS

Mr. Cohen presented an overall view of potential Planning Commission priorities for the end of Y2006 and Y2007 and requested direction.

Planning Commission Priorities (July thru December 2006)	Planning Commission Priorities (Y2007)
Studies <ul style="list-style-type: none">• Opdyke Road Corridor Study• Green Building Policy	Studies <ul style="list-style-type: none">• Master Land Use Plan (Winter/Spring)• Village Center Master Plan (Summer/Fall)
City-Initiated Rezonings <ul style="list-style-type: none">• Specific Parcels along Opdyke Road	
Ordinance Updates <ul style="list-style-type: none">• Create new Office Zoning District• Signs• Temporary Events	Ordinance Updates <ul style="list-style-type: none">• Definitions• Subdivision Control• Parking Standards (Required Parking)

Mr. Patterson asked if parking standards will be addressed in the Village Center since we are trying to promote more evening business. Mr. Cohen explained parking will be addressed as part of the Village Center Master Plan update.

Ms. Doyle would like to add neighborhood enhancement as part of the Y2007 agenda. Mr. Pierce agreed and stated he would like to see more guidelines for an overall picture for the entire city. Such as what a neighborhood should have; parks, sidewalks, number of homes, etc.

Mr. Ouellette requested that the Board meet with Brian Marzolf, Director of Recreation for an update regarding bike paths and recreation. Mr. Cohen will follow up with Mr. Marzolf to set a date to have him meet with the Planning Commission.

Ms. Hammond verified that the DEQ has directed the City of Auburn Hills not to use bug spray in specific wetlands areas.

Ms. Verbeke brought up the discussion for a procedural change regarding Mr. Cohen making recommendations on PUD's and Special Land Use permits on upcoming projects brought before the Planning Commission. Mr. Pierce and Mr. Ouellette reminded the Planning Commissioners that development recommendations are made with legal issues in mind, plus many city employees have input

before a recommendation is brought before the Board. After a very lengthy discussion in regard to this matter, it was the consensus of the Planning Commission that the current staff recommendation procedure should not change.

ANNOUNCEMENT OF NEXT MEETING

The next scheduled meeting is August 3, 2006.

ADJOURNMENT

The meeting was adjourned at 9:53 p.m.

Jeanne Tyler.
Clerk III