

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

**October 6, 2005**

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

**ROLL CALL:** Present. Beidoun, Doyle, Hurt-Mendyka, Hitchcock, Luenberger, Ouellette, Pierce, Verbeke  
Absent. None  
Also Present. City Planner Cohen, TIFA Chairman Bennett  
Guests. 15

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

**PERSON WISHING TO BE HEARD** – none

**PETITIONERS** –

**Jeffrey Pfeifer, Boulder Construction (Mosaic of Auburn Hills) (Public Hearing)**

Sidwell Nos. 14-08-127-003, 004, 005, 015, 025 and

**Mosaic of Auburn Hills (Public Hearing for Tree Removal Permit)**

Sidwell Nos. 14-08-127-003-005, 008-013, 015, 021-025

Ms. Hurt-Mendyka presented the request for approval of a rezoning from R-1, One Family Residential district to RM-2, Multiple Family (low rise) Residential district or any other appropriate zoning district. Also, Ms. Hurt-Mendyka presented the approval of a site plan and tree removal permit to allow the construction of a 90 unit residential condominium development on the site zoned R-1, One-Family Residential and RM-2, Multiple Family Residential district. The property is generally located at the southeast corner of Collier Road and Baldwin Road.

Mr. Cohen noted:

- Jeffrey Pfeifer, Boulder Construction is present at the meeting.
- Proposed are 90 Units; 15 buildings 6 units each with a two car garage per unit.
- Property will be heavily landscaped.
- Installing a tot lot per the City's request. This should be completed before 50 percent of the buildings are completed.
- They are filling in a small amount of wetlands; they have received approval from the Michigan DEQ. They are mitigating 2 acres off site.
- There will be 8 acres of wetland which will be put into a conservation easement.
- They are using a lot of brick and breaking up the façade with different colors.
- They will be using one trash hauler.
- No parking between the garages.
- All trees must be planted before turning the project over to the condominium residents.
- The developer is aware that they can not post marketing signs in the R.O.W. or they will be ticketed.
- OHM, the City's Engineer, reviewed the detention pond for a 10 year plan. No flooding should occur in the area.
- The Development agreement is required for any new condominium development per the City Ordinance.
- There will be two entrances into the complex, which was requested by the Fire Department.
- All buildings will have fire suppression.

The Commission's discussion yielded the following:

- The deceleration lane is 75 feet and the acceleration lane is 50 feet. There is an existing chain link fence on the east side of the site.
- The detention pond will be 40 feet from the nearest building.
- The streets are private.

- There will be two soil boring tests completed to verify there is no standing water. This was requested by OHM.
- The site plan has been approved by the Fire Department regarding maneuverability.
- There are 70 spaces for visitor parking throughout the site.
- Verify the retaining wall will be the responsibility of the builder.
- Mosaic of Auburn Hills will contact the neighbor to the east regarding the need for additional fencing.

Ms. Hurt-Mendykya opened the public hearing at 7:45 p.m.

**Mr. Ed Bowenriter**, resident of Pontiac, he lives across the street from this site. He disagrees with this project because of the added traffic and the density of the site.

**Mr. Charles White**, resident of Auburn Park Condominiums, is against this project. He is concerned about flooding.

Ms. Hurt-Mendykya closed the public hearing at 7:52 p.m.

**Mr. Pierce moved to recommend to City Council the rezoning approval of Sidwell Nos. 14-08-127-003, 04, 05, 015, and 025 from R-1, One Family Residential district to RM-2, Multiple Family (low rise) Residential district based upon the adopted plan.**

**Supported by Mr. Ouellette**

**VOTE: Yes: Beidoun, Doyle, Hurt-Mendykya, Hitchcock, Luenberger, Ouellette, Pierce, Verbeke  
No: None**

**Motion Carried (8-0)**

**Ms. Doyle moved to recommend to City Council approval of the site plan and tree removal permit for Mosaic of Auburn Hills. Approval will allow the construction of a 90 unit residential condominium development on a site zoned R-1, One Family Residential and RM-2, Multiple Family (low rise) district. The property is generally located at the southeast corner of Collier Road and Baldwin Road (Sidwell Nos. 14-08127-003-005, 008-013, 015, 021-025).**

1. This is to include the discretionary findings of fact found in Mr. Cohen's letter dated September 30, 2005 and all applicable City consultants and agencies.
2. Approval shall be subject to City Council approval of the rezoning of Sidwell Nos. 14-08-127-003, 004, 005, 015, and 025 from R-1, One-Family Residential district to RM-2, Multiple Family (low rise) district.
3. To include developer's agreeing to install a fence around the detention pond.
4. To review the cul de sac parking around building 15.
5. The retaining wall is the responsibility of the developer.

**Supported by Mr. Beidoun**

**VOTE: Yes: Beidoun, Doyle, Hurt-Mendykya, Hitchcock, Luenberger, Ouellette, Pierce, Verbeke  
No: None**

**Motion Carried (8-0)**

### **Auburn Road Development**

(Sidwell No. 14-25-452-010)

Ms. Hurt-Mendykya presented the motion to recommend to City Council approval of a site plan to allow the construction of a 12,465 sq. ft. industrial building on a site zoned I-1, Light Industrial district. The property is generally located north of Auburn Road, between Squirrel Road and Adams Road.

Mr. Cohen noted:

- Mr. Ray Donnelly, consultant for the Auburn Road Development is present at the meeting.
- Property is zoned for light industrial use.
- Location of dumpster had to be moved due to electrical lines.

Mr. Donnelly introduced Mick and John McClellan, sons of the owner of the property.

The Commissioner's discussion yielded the following:

- There should be one to two tenants in the building.
- Total square footage of the building is 12,600 square feet.
- Most of the landscaping will be done in the front of the building.
- Detroit Edison does not want any permanent structure in their easement, which is the reason the dumpster was relocated.
- The two buildings on the property will be demolished prior to start of construction on the new building.
- There is one electrical line in the middle of the property which will be moved.

Ms. Hurt-Mendykya opened the public hearing at 8:20 p.m.

**Ms. Maryanne Chrisman**, resides on Auburn Road directly across the street from the proposed site. She is concerned about truck traffic and with there being so many buildings still vacant in the city. She is against the proposal.

Ms. Hurt-Mendykya closed the public hearing at 8:30 p.m.

**Mr. Ouellette moved to recommend to City Council the approval of the site plan for Auburn Road Development. Approval will allow the construction of a 12,600 square foot building on a site zoned I-1, Light Industrial district. The property is generally located north of Auburn road, between Squirrel Road and Adams Road (Sidwell No. 14-25-452-010). This is to include the discretionary findings of fact found in Mr. Cohen's letter dated September 29, 2005 and all applicable City consultants and agencies.**

**Supported by Mr. Hitchcock**

**VOTE: Yes: Beidoun, Doyle, Hurt-Mendykya, Hitchcock, Luenberger, Ouellette, Pierce, Verbeke**

**No: None**

**Motion Carried (8-0)**

**Red Ox Tavern (Public Hearing)**

(Sidwell No. 14-12-426-009)

Ms. Hurt-Mendykya presented a motion to recommend to City Council approval of a special land use permit to facilitated the construction of an outdoor seating area on a site zoned B-2, General Business district. The property is located at 3773 E. Walton Boulevard.

Mr. Cohen introduced Mr. Chris Puertas of Red Ox Tavern of Auburn Hills

The Commission's discussion yielded the following:

- There is no music, PA system or speakers being proposed in the outside seating area.
- A brick and wrought iron fence will surround the outside seating with two exits.
- Property sits back 250 feet from Walton Road
- The gas fire pit is 42 inches high and is for aesthetic purpose only.
- The two gates are locked from outside and can push open from the inside in case of emergency.

Ms. Hurt-Mendykya opened and closed the public hearing at 8:50 p.m. since there were no comments from the audience.

**Mr. Beidoun moved to recommend to City Council the approval of the special land use for Red Ox Tavern. Approval will allow the construction of a 1,986 square foot outdoor seating area on a site zoned B-2, General Business district. The property is located at 3773 E. Walton Boulevard (Sidwell No. 14-12-426-009). This is to include the discretionary findings of fact found in Mr. Cohen's letter dated September 29, 2005 and all applicable City consultants and agencies.**

**Supported by Ms. Verbeke.**

**VOTE: Yes: Beidoun, Doyle, Hurt-Mendykya, Hitchcock, Luenberger, Ouellette, Pierce, Verbeke**

**No: None**

**Motion Carried (8-0)**

**Pump It Up (Public Hearing)**

Sidwell No. 14-14-326-035)

Ms. Hurt-Mendyka presented the motion to recommend to City Council approval of a special land use permit to facilitate the use of an existing industrial building for recreational use on a site zoned I-1, Light Industrial district. The property is located at 1720 Opdyke Court.

Grant Nelson, owner of Pump it Up presented the commissioners with an overview of the facility.

The Commission's discussion yielded the following:

- This is a privately owned franchise.
- Average age of host is 7 years old.
- Facility would allow two private parties at one time.
- No food is made at the facility. Parties can request cake or pizzas to be ordered in for their parties.
- Majorities of business will be on weekends and evenings, which should not conflict with the other manufacturing facilities.

Ms. Hurt-Mendyka opened and closed the public hearing at 9:05 p.m. since there were no comments from the audience.

**Ms. Verbeke moved to recommend to City Council the approval of the special land use for Pump It Up. Approval will allow a recreational use in an industrial building on site zoned I-1, Light Industrial district. The property is located at 1720 Opdyke Court (Sidwell No. 14-14-326-035). This is to include the discretionary findings of fact found in Mr. Cohen's letter dated September 28, 2005.**

**Supported by Ms. Doyle.**

**VOTE: Yes: Beidoun, Doyle, Hurt-Mendyka, Hitchcock, Luenberger, Ouellette, Pierce, Verbeke  
No: None**

**Motion Carried (8-0)**

**Text Amendment to the Zoning Ordinance NO. 372** (Public Hearing)

Ms. Hurt-Mendyka presented the motion for City Council approval of an amendment to the Zoning Ordinance revising the landscape standards in Section 1808.

Key Changes are:

- Remove specific standards for plant material spacing.
- Provided new definition of landscape tree to coordinate with the WPO.
- Revised tree diversity requirement to coordinate with the WPO.
- Revised prohibited trees to coordinate with the WPO.
- Added maintenance provision.
- Require "as-installed landscape plan" prior to final Certificate of Occupancy to coordinate with the WPO.
- Provided written clarification of City Policy that replacement trees required by the WPO can be used as landscape trees.

Ms. Hurt-Mendyka opened and closed the public hearing at 9:07 p.m. since there were no comments from the audience.

**Mr. Pierce moved to recommend to City Council the approval of amendments to Section 1808. Landscaping and Screening Requirements in Zoning Ordinance No. 372.**

**VOTE: Yes: Beidoun, Doyle, Hitchcock, Hurt-Mendyka, Luenberger, Ouellette, Pierce, Verbeke  
No: None**

**Motion Carried (8-0)**

**MINUTES**

**Ms. Doyle moved to approve the minutes of September 22, 2005, with noted additions.**

**Supported by Ms. Verbeke.**

**VOTE: Yes: Beidoun, Doyle, Hitchcock, Hurt-Mendyka, Luenberger, Ouellette, Pierce, Verbeke  
No: None**

**Motion Carried (8-0)**

**OLD BUSINESS –**

Ms. Verbeke informed the board that the City Council approved the requirement that political signs be removed 7 days after the election, instead of the suggested 14 day removal.

**NEW BUSINESS –**

Ms. Hurt-Mendyka informed the commissioners that Mr. Kresnak resigned from the board due to personal issues. He will be recognized at an upcoming City Council meeting.

**Election of Vice Chairperson**

Ms. Verbeke nominated Mr. Ouellette.

**Mr. Pierce moved to cease nominations and supported the nomination of Mr. Ouellette.**

**Supported by Ms. Verbeke.**

**VOTE: Yes: Beidoun, Doyle, Hitchcock, Hurt-Mendyka, Luenberger, Ouellette, Pierce, Verbeke  
No: None**

**Motion Carried (8-0)**

Mr. Cohen explained the Planning Commission By-Laws, Article 4, Section 1 needs to be changed indicating the time of the meeting changed from 7:30 p.m. to 7:00 p.m.

**Mr. Pierce moved to update the Planning Commission By-Laws indicating the meeting time has been changed from 7:30 p.m. to 7:00 p.m.**

**Supported by Ms. Verbeke.**

**VOTE: Yes: Beidoun, Doyle, Hitchcock, Hurt-Mendyka, Luenberger, Ouellette, Pierce, Verbeke  
No: None**

**Motion Carried (8-0)**

**Mr. Hitchcock moved to change the Thursday, October 20, 2005 meeting date to Wednesday, October 19, 2005.**

**Supported by Mr. Pierce.**

**VOTE: Yes: Beidoun, Doyle, Hitchcock, Hurt-Mendyka, Luenberger, Ouellette, Pierce, Verbeke  
No: None**

**Motion Carried (8-0)**

Mr. Ouellette is wondering what type of evacuation and communication the City is using in case of emergency. Mr. Luenberger stated there are meetings and strategies being discussed at this time. There is a meeting scheduled for October 29, 2005 for a disaster rehearsal at the Senior Center at 9:00 a.m. The police department handles emergency communication.

Ms. Doyle questioned who at the City handles public relations. Mr. Luenberger explained that the City Manager handles those issues along with the Police Department.

**COMMUNICATIONS –**

Mr. Cohen advised the board he has been invited to give a presentation to Ann Arbor Planning Commission regarding Auburn Hills' Citizen Participation Ordinance. It is tentatively scheduled for Wednesday, November 9, 2005. He invited some the members to attend. Ms. Verbeke is interested.

**ANNOUNCEMENT OF NEXT MEETING** - The next scheduled meeting is October 19, 2005.

**ADJOURNMENT**

There being no objections the meeting was adjourned at 9:32 p.m.

Jeanne Tyler, Clerk III