

**CITY OF AUBURN HILLS
PLANNING COMMISSION MEETING**

October 19, 2005

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

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

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

PERSON WISHING TO BE HEARD – none

PETITIONERS –

MINUTES

Ms. Doyle moved to approve the minutes of October 6, 2005, with noted additions.

Supported by Ms. Verbeke.

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

Motion Carried (7-0)

COMMUNICATIONS –

Mr. Cohen advised the commissioners that in Orion Township a developer is trying to rezone property from high tech to retail on the north side of Brown Road. The township does not support the rezoning.

Mr. Cohen also advised the board that the City of Troy is amending their Master Land Use Plan.

OLD BUSINESS –

Discussion ensued regarding ordinance issues and if changes need to be made. The changes will help give the City's Ordinance Officers more direction.

Storage of Vehicles, Machinery and like items of Zoning Ordinance No. 372.

The following results of the discussion about Recreational Vehicles (RV) are noted:

- A RV unit would be considered a trailer with vehicles stored on them.
- A maximum of three (3) RV/units may be stored on a residential lot.
- Use side yard or rear yard storage only for RVs.
- Exception to be provided for front yard parking of RVs; limited to one (1) RV regardless of corner lot.
- Vehicles need to be licensed; do not need to be owned by property owner.
- Limit visitors with motor homes to a two week (14 day) time period; no permitting through the city is needed.
- No recreational vehicle can connect to City sewer.
- Mr. Cohen will check with City Assessor regarding tax implications of using RV for living quarters.

Other issues discussed are:

- Remove the reference to junk vehicle in the Zoning Ordinance since it is addressed in the nuisance/blight code.

Blight and Nuisance Ordinances

The following issues were discussed:

- Merge Blight and Nuisance sections of the Code of Ordinances into a single ordinance with a consistent abatement procedure. The City Manager does have authority to abate on any immediate dangerous situation.
- Prohibit wild or exotic animals.
- Allow five (5) dogs and five (5) cats in a single family residence, providing they do not cause blight conditions.
- Parking on the grass in the front yard to be proposed to City Council as a Zoning Ordinance amendment.
- The City already has leash laws for dogs. Mr. Cohen will check with the Police Department to see how the ordinance is enforced.
- The staff is still working on rental inspections with the pros and cons report.

Vehicles for Sale on Residential Lots

- There can be only one (1) vehicle being sold at a time; does not matter who owns the vehicle.
- Vehicle must be registered and licensed.
- Vehicle can not be displayed on vacant property.

Regulation of Garage Sales

- The regulations will be added to the blight/nuisance ordinance, instead of a separate ordinance
- Allow garage sales three (3) times a year, unless there is a sale of the home.
- Allow garage sales to last no more than four (4) days.
- Review possibility of allowing residents to advertise on the City's web page.
- No permitting through the City is required.

Storage of Refuse on Residential Lots

- The regulations will be added to blight/nuisance.
- Storage should be screened from view if placed in front or side yard. Trash should be placed in the garage or in the rear yard.

NEW BUSINESS –

Mr. Luenberger requested they receive the packets more than one day before the meeting. Also, he would like to meet on the scheduled meeting dates instead of changing dates.

ANNOUNCEMENT OF NEXT MEETING - The next scheduled meeting is November 3, 2005.

ADJOURNMENT

There being no objections the meeting was adjourned at 9:35 p.m.

Jeanne Tyler.
Clerk III