

**CITY OF AUBURN HILLS
PLANNING COMMISSION MEETING**

December 1, 2005

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

ROLL CALL: Present. Beidoun, Hurt-Mendyka, Hitchcock, Ouellette, Pierce, Verbeke
Absent. Doyle
Also Present. City Planner Cohen
Guests. 1

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

PERSON WISHING TO BE HEARD – none

PETITIONERS –

Concraft, Inc- Public Hearing

(Sidwell No. 14-23-151-038)

Ms. Hurt-Mendyka presented the request for approval of a special land use permit to allow the outside storage of vehicles on a site zoned I-1, Light Industrial district. The property is located at 1171 Centre Road.

There was one communication received regarding the special land use request dated November 29, 2005:

Subject: SLU-13, Concraft, Inc.

Dear Mr. Cohen:

Please be advised that the Auburn Centre Industrial Park Association has not objections to the petitioner's request to park its trucks on the subject property as long as they are behind the building and screened from the street.

We welcome this Company to our Industrial Park.

*David G. Miles
President
Auburn Centre Industrial Park Association*

Mr. Cohen noted:

- Concraft, Inc. request permission to park up to four (4) vehicles for overnight storage in the back of the property.
- The vehicles will be parked in designated parking spots behind the bulding.
- This permit will allow the business to occupy an existing vacant building.
- The vehicles can not be seen from Centre Road.

Ms. Hurt-Mendyka moved to open and close the public hearing at 7:07 p.m. since there were no comments from the audience.

Ms. Verbeke moved to recommend to City Council approval of the special land use permit for Concraft, Inc. Approval will allow the outdoor storage of vehicles overnight (not to exceed 4 vehicles) on a site zoned I-1, Light Industrial District. The property is located at 1171 Centre Road. Supported by Mr. Beidoun.

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

Motion Carried (6-0)

TEXT AMENDMENT TO THE ZONING ORDINANCE NO. 372 Public Hearing

Ms. Hurt-Mendyka presented the motion to recommend to City Council approval of an amendment to Section 1813, Storage of Vehicles, Machinery and Like Items.

Changes to be made:

- Added definition of RV's
- Clarified RV unit - Where a recreational vehicle is on a trailer, they shall together be considered 1 RV
- Maximum number of 3 RV's permitted
- RV's required to be setback 5 feet from side and rear property lines
- RV's can be parked on grass in side and rear yards.
- Exception for front yard parking – limited to 1 RV / RV's can not be parked on grass in front yard and can not overhang R.O.W. or block a sidewalk
- RV's shall be owned, rented, or leased by owners or occupants of the property on which the same is stored and shall be currently State licensed, with the exception of visitor parking
- RV living quarters permitted for 14 days per calendar year to accommodate visitors. RV can hook up to water and electricity, but not sanitary sewer during that time period.
- RV living quarters, as proposed, would not affect property taxes per City Assessor.
- Parking a vehicle on the lawn in the front yard is prohibited. Vehicles parked in the front yard shall be on a gravel, cement, asphalt, or brick surface.

Ms. Hurt-Mendyka moved to open and close the public hearing at 7:26 p.m. since there were no comments from the audience.

Mr. Pierce moved to recommend to City Council approval of amendments to Section 1813, Storage of Vehicles, Machinery and Like Items

Supported by Mr. Beidoun.

VOTE: Yes: Beidoun, Hitchcock, Hurt-Mendyka, Ouellette, Pierce, Verbeke

No: None

Motion Carried (6-0)

MINUTES

Mr. Pierce moved to approve the minutes of November 17, 2005, with one noted addition.

Supported by Ms. Verbeke.

VOTE: Yes: Beidoun, Hitchcock, Hurt-Mendyka, Ouellette, Pierce, Verbeke

No: None

Motion Carried (6-0)

OLD BUSINESS

General discussion – Revised Standards for Outside Storage in the Industrial Districts

- Suggestion for yearly permitting was discussed, but would need to grandfather pre-existing Special Land Use permits.
- Create standards to allow some of the permitting to be done administratively, such as parking of vehicles, which would help move permits along quickly.
- Mr. Cohen will check with Derk Berkerleg, City Attorney, to have the legalities of the standards spelled out.

NEW BUSINESS –

Mr. Cohen advised the board that Mr. McBroom, Director of Community Development, understands that the Opdyke Corridor takes precedence and that will be the major focus for 2006. If time permitting he would like the Planning Commission to revisit the Village Center Master Plan.

The Goals for 2006 are as follows:

- Opdyke Road Corridor Study

- Sign Ordinance
- Subdivision Control Ordinance; has not been updated since 1967 or 1968.
- Height restrictions of buildings throughout the City (tall building master plan).

Mr. Cohen advised the board that the text amendment for removal of funeral homes from residential districts did not receive approval through City Council.

Mr. Cohen advised the commissioners that Geoffrey Langdon has purchased the site on Auburn Road where The Bradford was initially proposed.

Mr. Cohen stated that the City parking lot (the old bowling alley) should begin construction next year.

Mr. Cohen received direction from the commissioners to go ahead and reply to Orion Township regarding their M-24 master plan.

Mr. Cohen will investigate the stop sign issue at Sam's Club and Home Depot entrance way.

COMMUNICATIONS –

ANNOUNCEMENT OF NEXT MEETING - The next scheduled meeting is December 15, 2005, time changed to 6:00 p.m. at B.D.'s Mongolian BBQ.

ADJOURNMENT

There being no objections the meeting was adjourned at 8:35 p.m.

Jeanne Tyler.
Clerk III