

**CITY OF AUBURN HILLS  
PLANNING COMMISSION MEETING**

Auburn Hills Council Chambers, 1827 N. Squirrel Road  
Thursday, March 17, 2005 at 7:00 p.m.

**AGENDA**

**CALL TO ORDER:**

**PERSONS WISHING TO BE HEARD:**

**PETITIONERS:**

1. **TA 05-06, Text Amendment to Zoning Ordinance No. 372** (Public Hearing for Text Amendment)  
Motion to recommend to City Council approval of TA 05-06. The text amendment will create two new residential zoning districts called R-1B and R-1C in the Zoning Ordinance.
2. **SUB 01-01, Vinewood Creek Subdivision**  
(Sidwell Nos. 14-09-252-006 and 14-09-276-001)  
Motion to recommend to City Council approval of an extension of the Final Preliminary Plat and tree removal permit to facilitate the creation of a ten (10) lot single-family subdivision on a site zoned R-4, One-Family Residential district. The property is generally located south of Vinewood, between Joslyn Road and Hill Road.
3. **SP 04-21, Auburn Business Park - Lot 2**  
(Sidwell No. 14-02-201-002)  
Motion to recommend to City Council approval of a site plan to facilitate the construction of a 19,509 sq. ft. industrial building on property zoned I-1, Light Industrial district. The property is generally located north of Superior Court, east of M-24.
4. **SP 05-03, Palace of Auburn Hills – Building Addition** (Public Hearing for Tree Removal Permit)  
(Sidwell No. 14-02-300-021)  
Motion to recommend to City Council approval of a site plan and tree removal permit to facilitate the construction of a 59,905 sq. ft. building addition on a site zoned I-2, General Industrial district. The property is located at 4 Championship Drive.
5. **SP 05-05 and SLU 05-03, Fred’s Shopping Center** (Public Hearing for Special Land Use Permit)  
(Sidwell Nos. 14-14-151-042, 14-14-151-043, and 14-14-151-044)  
Motion to recommend to City Council approval of a special land use permit and site plan to facilitate the construction of a gas station and 10,134 sq. ft. shopping center on a site zoned B-2, General Business district. The property is generally located at the northwest corner of Pontiac Road and Opdyke Road.
6. **SP 05-06, Eagle Ottawa and BK North Buildings** (Public Hearing for Tree Removal Permit)  
(Sidwell Nos. 14-13-301-008 and 14-13-301-011)  
Motion to recommend to City Council approval of a site plan and tree removal permit to facilitate the construction two office/high-tech buildings on a site zoned T&R, Technology and Research district. The property is generally located south of University Drive, west of Pond Run.
7. **SP 05-07, Pontiac Equity Partners Development** (Public Hearing for Tree Removal Permit)  
(Sidwell Nos. 14-14-176-006 and 14-14-177-001)  
Motion to recommend to City Council approval of a site plan and tree removal permit to facilitate the construction a 27,312 sq. ft. office/high-tech building on a site zoned T&R, Technology and Research district. The property is generally located north of Pontiac Road, between Opdyke Road and I-75.

(Continued on Back)

8. **SLU 05-04, Verizon Wireless Co-location (Holiday Inn)** (Public Hearing for Special Land Use Permit)  
(Sidwell Nos. 14-23-126-010)  
Motion to recommend to City Council approval of a special land use permit to facilitate the co-location of a wireless communication facility on a site zoned B-2, General Business district. The property is located at 1500 N. Opdyke Road.
9. **TA 05-05, Text Amendment to Zoning Ordinance No. 372** (Public Hearing for Text Amendment canceled)  
*Item tabled at February 3, 2005 Planning Commission meeting*  
**Withdrawn by staff.** Motion to withdraw proposed amendment to Section 1813. Storage of Vehicles, Machinery, and Like Items.

**APPROVAL OF PREVIOUS MINUTES:**

10. **Motion to approve the minutes for the January 27, 2005 Joint ERB/Planning Commission Meeting, February 3, 2005 Planning Commission Meeting, and February 17, 2005 Planning Commission Meeting.**

**COMMUNICATIONS:**

11. **Plans to honor former Planning Commissioner Ted McKissack**
12. **Staff update regarding Auburn Financial Center PUD and Auburn Hills Community Center**  
*Anticipated Planning Commission review on April 7<sup>th</sup>*
13. **Discussion regarding April 2005 and May 2005 Planning Commission meeting schedule**  
*Hold meetings on April 7<sup>th</sup>, April 21<sup>st</sup>, April 28<sup>th</sup> Joint ERB/PC, and May 5<sup>th</sup>*  
*Potentially cancel the May 19<sup>th</sup> meeting or reschedule for May 17<sup>th</sup> if meeting is deemed necessary*
14. **Staff update regarding new agenda format, new packet format, and 11 x 17 site plans**

**OLD BUSINESS:**

**NEW BUSINESS:**

**ADJOURNMENT:**

**IMPORTANT NOTICE TO PETITIONERS**

All recommendations from this meeting will be presented to City Council on **April 4, 2005.**

It will be necessary for you to have a representative present to answer any questions from City Council.

***CITY COUNCIL WILL NOT ACT ON YOUR ITEM IF YOU OR YOUR REPRESENTATIVE ARE NOT PRESENT.***