



CITY OF AUBURN HILLS
Regular City Council Meeting
Minutes

June 25, 2018

CALL TO ORDER: Mayor McDaniel at 7:00 p.m.
LOCATION: City Council Chamber, 1827 N. Squirrel Road, Auburn Hills, MI 48326
Present: Mayor McDaniel, Council Members Hammond, Kittle, Knight, Moniz, and Verbeke
Absent: Council Member Burmeister
Also Present: City Manager Tanghe, City Attorney Beckerleg, City Clerk Pierce, Police Lt. Gagnon, Director of Community Development Cohen, DPW Director Melchert, Deputy DPW Director Stahly, Management Assistant Intern Benoit

8 Guests

4. APPROVAL OF MINUTES

4a. City Council Workshop Minutes – June 11, 2018

Moved by Hammond, Seconded by Moniz.

RESOLVED: To approve the City Council Workshop Minutes of June 11, 2018.

**VOTE: Yes: Hammond, Kittle, Knight, McDaniel, Moniz, Verbeke
No: None**

Resolution No. 18.06.088

Motion Carried (6 - 0)

4b. Regular City Council Minutes – June 11, 2018

Moved by Verbeke, Seconded by Kittle.

RESOLVED: To approve the City Council Minutes of June 11, 2018.

**VOTE: Yes: Hammond, Kittle, Knight, McDaniel, Moniz, Verbeke
No: None**

Resolution No. 18.06.089

Motion Carried (6 - 0)

5. APPOINTMENTS AND PRESENTATIONS

6. PUBLIC COMMENT

Mike McCready, State Rep 40th District, stated that he has been following the sound study from the I-75 corridor, when results are available they will be sent to the City Manager's Office. A second sound study will be conducted later in the year.

7. CONSENT AGENDA

All items listed are considered to be routine by the City council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

7a. Board and Commission Minutes

7a1. Planning Commission – June 13, 2018

RESOLVED: To receive and file the Board minutes.

7b. Motion – To Receive and Place on File / Master Land Use Plan Update

RESOLVED: To receive and place on file the amendment to the City of Auburn Hills Master Land Use Plan, which was adopted by the Planning Commission on June 13, 2018.

Moved by Kittle, Seconded by Knight.

RESOLVED: To approve the Consent Agenda.

VOTE: Yes: Hammond, Kittle, Knight, McDaniel, Moniz, Verbeke
No: None

Resolution No. 18.06.090

Motion Carried (6 - 0)

8. OLD BUSINESS

9. NEW BUSINESS

9a. Motion – Approval of Combined PUD Step One – Concept Plan and PUD Step Two – Site Plan and Tree Removal Permit / Oakland Technology Park – I-75 Signs

Mr. Cohen explained the three new monument signs that would be installed within the easement area along I-75. The signs will be evenly spaced and similar in height and size. This addition will help with those businesses that are hidden behind the wooded area that operate in Oakland Technology Park. The signs will be no taller than 20 feet in height and will range between 10-15 feet in width. The signs will sit on the high portion of the land and will not affect the ravine that is nearby. It has not been decided if all three signs will go in at one time or one at a time. In the future if more signs were to be added it would require a revision on the PUD.

Bruce Brickman of the General Development Company was available to answer any questions. He stated that the drawings were done intentionally to leave the natural barrier where it was as well as to obtain signage for new potential businesses. The tree replacements will not be near any wet area. It was shared that if a business leaves the sign stays with the property, not the business owner.

Moved by Moniz, Seconded by Verbeke.

RESOLVED: To accept the Planning Commission’s recommendation and approve the combined PUD Step One – Qualification / Step Two – Site Plan approval, along with Tree Removal Permit approval, for Oakland Technology Park – I-75 Signs subject to the terms and conditions of the Development Agreement.

VOTE: Yes: Hammond, Kittle, Knight, McDaniel, Moniz, Verbeke
No: None

Resolution No. 18.06.091

Motion Carried (6 - 0)

9b. Motion – Approval of rezoning from R-1A, One-Family Residential District to T&R, Technology and Research District / Rochester Soccer Club

Mr. Cohen explained how the property located at 3200 Dutton Road is in compliance with the Master Plan use. There are two options that the Rochester Soccer Club is proposing and the T&R zoning allows for these options. The City has held public hearings regarding this issue. The residents that are affected by this rezoning are aware of the change and have requested that they be notified of any further changes with the property.

Mr. Scott Maynard of the Rochester Soccer Club was available to answer any questions. He shared that this property will not be used 24 hours a day. The desire is to design the property properly so that it meets the needs of everyone, including the neighbors.

Moved by Hammond, Seconded by Moniz.

RESOLVED: To accept the Planning Commission’s recommendation and approve the rezoning of 3200 Dutton Road (Sidwell Nos. 14-01-100-026, 14-01-100-027, and 14-01-100-029) from R-1A, One-Family Residential District to T&R, Technology & Research District. The rezoning shall be referenced as Ordinance No. 18-902. (Attachment A)

VOTE: Yes: Hammond, Kittle, Knight, McDaniel, Moniz, Verbeke
No: None

Resolution No. 18.06.092

Motion Carried (6 - 0)

9c. Motion – Amend the Text of the Zoning Ordinance / Article XIII. I-1, Light Industrial Districts

Mr. Cohen explained that in August the City will initiate a proposal regarding the rezoning of this property. By amending the text of the zoning ordinance now it will allow OCC to remain compliant with the land use once it is rezoned.

Moved by Knight, Seconded by Kittle.

RESOLVED: To accept the Planning Commission’s recommendation and approve the enclosed Text Amendment to Article XIII. I-1, Light Industrial Districts of the Zoning Ordinance. It shall be referenced as Ordinance No. 18-903. (Attachment B)

VOTE: Yes: Hammond, Kittle, Knight, McDaniel, Moniz, Verbeke

No: None

Resolution No. 18.06.093

Motion Carried (6 - 0)

9d. Motion - To Approve Development Incentives for Bacall Multi-Family Downtown Development

Mr. Tanghe explained that at this time the City has before them a conceptual development of a 252 multi-family housing unit in the downtown area. The developer has done his due diligence and is ready to move swiftly with the next steps.

Mr. Jacob Bacall, 30407 West 13 Mile Road, Farmington Hills was present to answer any questions. He shared that they are excited to move forward with this project and it is in their best interest to move as quickly as possible.

Discussion was had regarding the road engineering. Mr. Melchert shared that OHM will be participating in the review of that process due to it being a city road

Moved by Kittle, Seconded by Moniz.

RESOLVED: To authorize the City Manager to convey the incentives contained herein to Auburn Road Holdings, LLC for a proposed 252-unit market rate multi-family residential development on the properties known as 3505 and 3507 Auburn Road, and to amend the Purchase Agreement to reflect a sales price of \$300,000; for a total incentive of approximately \$801,970. Fee reduction incentives and the contribution from the water/sewer fund shall only occur once the associated work is substantially underway. Furthermore, direct the City Manager to amend the Purchase Agreement to reflect the change in the purchase price.

VOTE: Yes: Hammond, Kittle, Knight, McDaniel, Moniz, Verbeke

No: None

Resolution No. 18.06.094

Motion Carried (6 - 0)

10. COMMENTS AND MOTIONS FROM COUNCIL

Ms. Verbeke –

- Expressed her concern for the development and zoning on Collier Rd. Mr. Cohen explained that communities need to offer a heavy industrial zoning for legal purposes.
- Wanted to follow up with the audit report from the last meeting and expressed her desire to know if there were any changes. Mayor McDaniel stated that the information had been sent to the Council Members.
- Showed concern for how the businesses were doing in the downtown area with the heavy construction. Mr. Tanghe shared that he has not heard any negative feedback.

Mr. Moniz –

- Shared that You Me and Bubble Tea downtown has had some electrical surges recently and was concerned that it was due to the construction.
- Expressed concern for the City losing three key people from the DPW. They are hard working men with great knowledge. He wants to ensure that DPW will feel supported during this transition and that the exit interviews go well.
- Commented that the Ice Cream social went well as well as the Pet Parade for Summerfest.

Ms. Hammond –

- Sought clarification to the issue the Kia dealership presented to City Council previously. It was shared that Mr. Keenan did speak with them and the matter was taken care of.
- Would like follow up with the planters downtown. Mr. Grice stated that he will be sending information to Council shortly regarding this issue.
- Shared her appreciation that the construction is moving along. However, she has great concern regarding the traffic and observing people driving in the oncoming lanes. Mayor McDaniel also shared his concern. Mayor McDaniel asked Lt. Gagnon if barrels could be placed further along the road to ensure that residents are driving in the correct lanes. Lt. Gagnon stated that he would look into it.
- There was also discussion regarding the possibility of a temporary traffic control order for large trucks to be established.

Mr. Knight

- Shared his concern for large trucks disregarding the signs in the downtown area and feels something should be done to correct the issue.
- Expressed his pleasure that Summerfest went well in spite of the weather.
- Reported that the Brownfield Redevelopment Authority (BRA) is investigating the large 100 acre site west of Joslyn south of 75. The Brownfield Redevelopment Authority also surveyed the property on Dutton Road and found slightly raised levels of arsenic and mercury but there is nothing that would cause any problems. The BRA is an independent group and uses no city funds for their projects.

Mayor McDaniel

- Expressed his appreciation to all of those that participated in Summerfest. There was a great turnout by the residents.
- Shared that there were concerns expressed regarding a water hose attached to a spicket in the downtown area. It was clarified that DPW was testing to ensure the water was safe.
- Shared that many were effected by a water main issue but applauded DPW staff for their quick handling of the situation.

11. CITY ATTORNEY'S REPORT

12. CITY MANAGER'S REPORT

- Updated that at 6:32PM, he received notification that the valve that was broken had been fixed.
- Reported that there was concern expressed from Council that the purchase of airpacks were to be purchased for the Fire Department before the new Fire Chief was on staff. Assistant Chief Macias has discussed the purchase with the incoming Fire Chief and she has reviewed and is in agreement with the purchase.
- Explained that there is still discussion taking place regarding a truck route around the downtown area.
- Reported that the Rochester Patch listed the City of Auburn Hills 12th out of 20 places for millennials to live in 2018.

13. ADJOURNMENT

Hearing no objections the meeting was adjourned at 8:14PM

Kevin R. McDaniel, Mayor

Laura M. Pierce, City Clerk

ATTACHMENT A

CITY OF AUBURN HILLS

COUNTY OF OAKLAND

STATE OF MICHIGAN

ORDINANCE NO. 18-902

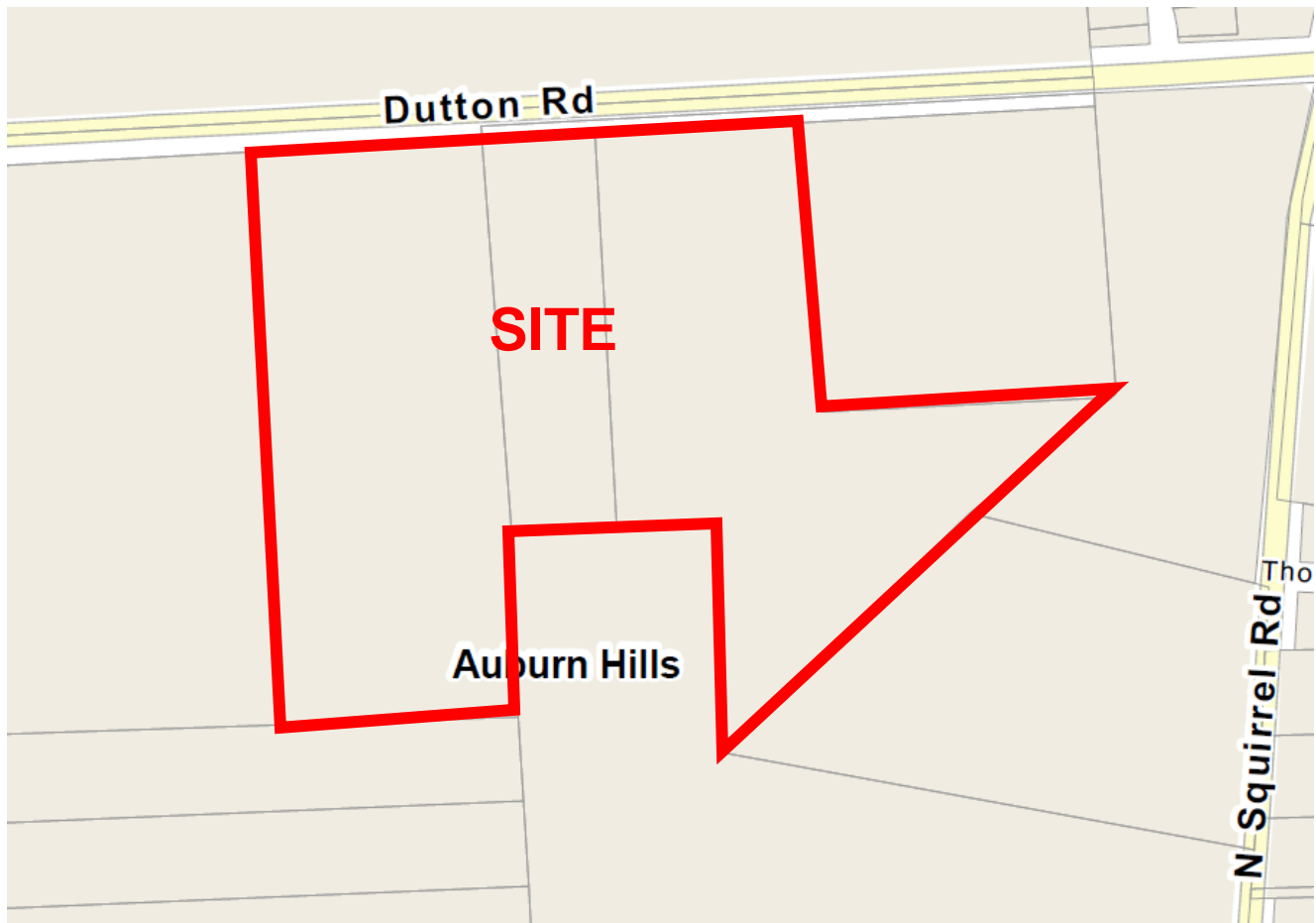
AN ORDINANCE TO AMEND ZONING ORDINANCE NO. 372

THE CITY OF AUBURN HILLS ORDAINS:

That Ordinance No. 372, being the City of Auburn Hills Zoning Ordinance, be amended as follows:

The City of Auburn Hills Ordinance No. 372, designated "City of Auburn Hills Zoning Ordinance", adopted December 16, 1985, and effective December 19, 1985, and the zoning district map attached thereto and made part thereof, are hereby amended by rezoning the following described property in the City of Auburn Hills, Oakland County, Michigan, from R-1A, One-Family Residential District to T&R, Technology and Research District, as requested by the Rochester Soccer Club:

3200 Dutton Road
Sidwell Nos. 14-01-100-026, 14-01-100-027, and 14-01-100-029
Auburn Hills, Michigan 48326



Location Map

SECTION II

The penalty for violation of this Ordinance shall be same as those penalties set forth in Article XX of the City of Auburn Hills Zoning Ordinance No. 372.

SECTION III

This Ordinance shall be published in a newspaper circulated within the City of Auburn Hills within fifteen (15) days following the adoption thereof. This Ordinance shall become effective immediately upon publication. All Ordinances in in conflict herewith are hereby repealed.

AYES:	6
NAYS:	None
ABSENT:	1 (Burmeister)
ABSTENTIONS:	None

ORDINANCE 18-902

MOTION CARRIED

STATE OF MICHIGAN)

)SS

COUNTY OF OAKLAND)

I, the undersigned, the duly qualified and appointed City Clerk of the City of Auburn Hills, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of Ordinance No. 18-902 adopted at a regular meeting of the City Council held on the 25th day of June, 2018.

Kevin R. McDaniel, Mayor

Laura M. Pierce, City Clerk

ATTACHMENT B

**CITY OF AUBURN HILLS
COUNTY OF OAKLAND
STATE OF MICHIGAN**

**ORDINANCE NO. 18-903
TEXT AMENDMENT TO ZONING ORDINANCE**

**AN ORDINANCE TO AMEND ARTICLE XIII.
I-1, LIGHT INDUSTRIAL DISTRICTS
OF THE AUBURN HILLS ZONING ORDINANCE NO. 372**

THE CITY OF AUBURN HILLS ORDAINS

Section 1.

Section 1301. Special Land Uses Permitted in Article XIII. I-1, Light Industrial Districts, of Auburn Hills Zoning Ordinance No. 372, as amended, is hereby amended to add a new Sections 21-22 and re-number existing Sections 21-22 as 23-24, which shall read as follows:

21. Colleges, universities and other such institutions of higher learning, both public and private, provided the property is located on the land bounded by M-59 and Featherstone Road, between I-75 and Squirrel Road.
22. Training facilities, located on parcels that are twenty-five (25) acres or greater in size, that provide a scenario-based learning environment for career preparation and continuing education in law enforcement, firefighting, and emergency medical services as well as civilian emergency preparedness.
23. Accessory buildings and accessory uses customarily incidental to any of the above special land uses permitted; however, accessory uses shall not exceed fifty (50) percent of the gross building area.
24. Special land uses determined to be similar to the above special land uses in accordance with the criteria set forth in Section 1828.

Section 2. Repealer.

All Ordinances or parts of Ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 3. Severability.

If any section, clause, or provision of this Ordinance shall be declared to be unconstitutional, void, illegal, or ineffective by any Court of competent jurisdiction, such section, clause, or provision declared to be unconstitutional, void, or illegal shall thereby cease to be a part of this Ordinance, but the remainder of this Ordinance shall stand and be in full force and effect.

Section 4. Savings.

The proceedings pending and all rights and liabilities existing, acquired, or incurred at the time this Ordinance takes effect are saved and may be consummated according to the law when they were commenced.

Section 5. Effective Date.

The provisions of this Ordinance are hereby ordered to take effect upon publication in the manner prescribed by the Charter of the City of Auburn Hills.

Section 6. Adoption.

This Ordinance is hereby declared to have been adopted by the City Council of the City of Auburn Hills at a meeting thereof duly called and held on the 25th day of June, 2018, and ordered to be given publication in a manner prescribed by the Charter of the City of Auburn Hills.

AYES: **6**
NAYES: **None**
ABSTENTIONS: **1 (Burmeister)**

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

I, the undersigned, the duly qualified Clerk of the City of Auburn Hills, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of Ordinance No. 18-903 adopted by the Auburn Hills City Council on the 25th day of June, 2018.

Kevin R. McDaniel, Mayor

Laura M. Pierce, City Clerk