

**“NOT YET APPROVED”
CITY OF AUBURN HILLS
PLANNING COMMISSION MEETING**

June 5, 2008

CALL TO ORDER: Co-Chair Ouellette called the meeting to order at 7:04 p.m.

ROLL CALL: Present. Beidoun, Doyle, Hitchcock, Kittle, Mitchell, Ouellette, Pierce
Absent. Hurt-Mendyka, Verbeke
Also Present. Director of Planning and Community Development Cohen, TIFA Chair
Bennett
Guests. 2

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

PERSON WISHING TO BE HEARD - None

MINUTES

Ms. Doyle moved to approve the minutes of May 1, 2008.

Supported by Mr. Beidoun.

VOTE: Yes: Beidoun, Doyle, Hitchcock, Kittle, Mitchell, Ouellette, Pierce

No: None

Motion Carried (7-0)

PETITIONERS –

5a. Recommendation for Approval of Mass Grading and Tree Removal Permits/Burton Katzman – MDEQ Mass Grading Plan (7:06 p.m.)

Item was formally withdrawn. See the attached letter from the applicant dated June 3, 2008.

5b. Recommendation for Approval of PUD Step Two –Site Plan/Havenwyck Hospital

Mr. Cohen stated that the petitioner has formally withdrawn the application for Havenwyck Hospital and the site plan for Mass Grading.

Ms. Doyle read the letter from Williams. Williams, Rattner & Plunkett, PC dated June 5, 2008, please find the letters attached.

Mr. Robert Kercorian, representative for Havenwyck Hospital, explained the property owner offered them a great deal to purchase the property and it would save the hospital millions of dollars to continue doing business on their present site. There is excess room for expansion and the hospital will continue to operate on both sides of University Drive. The hospital will be submitting a new site plan for the expansion in the near future. Mr. Kercorian wanted to thank all the city staff and commissioners involved with this project for their assistance.

5c. Recommendation for Approval of Text Amendment to Zoning Ordinance/Section 1833. Citizen Participation Requirements

Mr. Cohen explained it is the intent to revise City's Citizen Participation Requirements to reflect the current protocol. The updated ordinance puts an emphasis on correspondence being the primary form of communication between the developers and residents, in lieu of larger group meetings. Public Hearing was opened at 7:10 p.m.

The Commission's concerns are as follows:

- Some of the commissioners are concerned that all projects are treated equally even though larger projects could have a bigger impact on residents.
- Want to verify that the applicant will meet with all interested parties if requested.
- The Community Development will receive a report from the applicant stating the results of their citizen participation no later than seven (7) days prior to the public meeting. As with past practice, a report will be attached for review by the Planning Commission and City Council.
- The ordinance should list all pertinent criteria needed for the Citizen Participation Report results.
- Find a way to notify the residents via email or water billing that they can be added onto the agenda email list for the Planning Commission meetings.

Public hearing was closed at 7:53 p.m.

Mr. Beidoun moved to table Text Amendment, Section 1833, Citizen Participation Requirements of the Zoning Ordinance until the next meeting scheduled for July 17, 2008.

Supported by Mr. Beidoun.

VOTE: Yes: Beidoun, Doyle, Hitchcock, Kittle, Mitchell, Ouellette, Pierce

No: None

Motion Carried (7-0)

5d. Recommendation for Approval of Recommendation of Text Amendment to Zoning Ordinance/Section 1908. Posting of Property for Development (7:54 p.m.)

Mr. Cohen stated the drafted amendment to the Zoning Ordinance is intended to improve public notification of development proposals. The current sign posting requirement for rezoning applications is now proposed to be expanded to all development projects which require public review.

The public hearing was open at 7:55 p.m.

Per the Commission's request, Mr. Cohen will amend the sign placement instructions to require signs to be posted on each street the property abuts, in lieu of the most traveled street.

The public hearing was closed at 7:59 p.m.

Ms. Doyle moved to recommend to City Council approval of the Text Amendment, Section 1833, Posting of Property for Development of the Zoning Ordinance.

Supported by Mr. Pierce.

VOTE: Yes: Beidoun, Doyle, Hitchcock, Kittle, Mitchell, Ouellette, Pierce

No: None

Motion Carried (7-0)

OLD BUSINESS - None

NEW BUSINESS –

Mr. Cohen asked the commissioners if they would approve moving the June 19, 2008 to July 17, 2008, which would give staff more time to work on the Recreation Master Plan Update.

Mr. Pierce moved to cancel the June 19, 2008 and reschedule the next meeting for July 17, 2008.

Supported by Mr. Beidoun.

VOTE: Yes: Beidoun, Doyle, Hitchcock, Kittle, Mitchell, Ouellette, Pierce
No: None

Motion Carried (7-0)

Per the commissioner's request, Mr. Cohen will start using Microsoft Outlook to verify meeting dates with the Planning Commissioners.

Mr. Cohen notified the Board that Oakland University is studying the feasibility of installing a wind turbine on their property.

Ms. Doyle requested that Mr. Cohen include areas for potential roundabouts when doing the Thoroughfare Plan for the City.

Mr. Cohen extended an invitation to all commissioners to attend the Village Center Blue Ribbon Committee Meeting on June 11, 2008 at Fire Station #1.

ANNOUNCEMENT OF NEXT MEETING

The next scheduled meeting is July 17, 2008.

ADJOURNMENT

The meeting was adjourned at 8:10 p.m.

Jeanne Tyler
Clerk III