

**CITY OF AUBURN HILLS  
PLANNING COMMISSION MEETING**

**July 2, 2008**

**CALL TO ORDER:** Chairperson Hurt-Mendyka called the meeting to order at 7:00 p.m.

**ROLL CALL:** Present. Beidoun, Hitchcock, Hurt-Mendyka, Kittle, Mitchell, Ouellette, Pierce, Verbeke  
Absent. Doyle  
Also Present. Assistant City Manager/Operations Walterhouse, Director of Community Development Cohen, Economic Development Coordinator Johnson, City Attorney Berkerleg  
Guests. 3

**LOCATION:** Community Center – Wesson Room, 1827 N. Squirrel Road, Auburn Hills, MI 48326

**PERSON WISHING TO BE HEARD** - None

**MINUTES**

**Mr. Pierce moved to approve the minutes of June 5, 2008.**

**Supported by Mr. Kittle.**

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

**No: None**

**Motion Carried (8-0)**

**General Discussion**

Mr. Cohen explained that this informal workshop is being conducted at the request of the petitioner, Adams Mc Alpine Group, LLC, regarding how to move the Auburn Financial Center project forward. The permit expired on December, 2007.

David Adams Jr., David Adams Sr., and Michael Samhat were present representing Adams McAlpine Group LLC.

The Commission's discussion and concerns are as follows:

- The petitioner is still marketing Auburn Financial Center to prospective clients.
- The petitioner would like to find how they could fast track this project. It was determined that this project would need to start from the beginning. They have too much invested in the project to not move forward.
- The original Development Agreement stated a building permit needed to be pulled by December 31, 2007, which it was not.
- When the project was first approved, it was presented to City Council and the Planning Commission that the developer had at least 50% of the building occupied.
- The banking institution went under five (5) weeks before closing on the loan for the Auburn Financial Center.
- One concern addressed by the commissioners is why the petitioner waited five months before approaching the City Council or Planning Commission regarding an extension.
- The commissioners feel the building is too tall and they would prefer to see fewer stories.
- The petitioner stated it is hard to market tenants when the city approvals are not in place.

- Some of the commissioners are concerned about the traffic which would be generated from this project.
- Another suggestion was to consider building only one tower: which would generate less traffic, the setbacks could be adjusted (lower density) and maybe by building one tower the height could be adjusted by using a larger footprint.
- There may be a better location for a high rise district in the city.
- Everyone was in agreement that the economic climate has hindered this project.
- The Planning Commissioners also suggested maybe a more mixed use (e.g., maybe retail along Five Points Drive).
- If the Auburn Financial Center is not approved, sooner or later they will put in another type of business; such as car dealer or retail box, which will generate more traffic.
- An extension at this point is not up for consideration, since it was previously denied by City Council.

#### Summary of Key Issues

- The building height: 10 stories is too tall.
- Traffic: too congested at University and Five Points Drive as designed. Applicant needs to follow through and pro-actively petition state/use political support to upgrade I-75/University interchange and bridge.
- Density; two 10-story buildings is too much for the site.

Everyone was in agreement that Class A office is the best use for the site. Suggestions were made to reduce the building height (somewhere between 6 and 10 stories), add additional retail along Five Points Drive in front of the parking garage, build only Building A, and alter setbacks depending on the goal to push it away from the adjacent neighborhood.

Next steps were for the applicant to meet with city staff and formulate a proposal, then submit a combined PUD Step 1 and 2 plan in an expedited process.

Mr. Kittle left at 8:21 p.m.

#### **ANNOUNCEMENT OF NEXT MEETING**

The next scheduled meeting is July 17, 2008.

#### **ADJOURNMENT**

The meeting was adjourned at 8:28 p.m.

Jeanne Tyler  
Clerk III