CITY OF AUBURN HILLS
PLANNING COMMISSION MEETING

July 17, 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, Verbeke
Absent. Doyle, Pierce
Also Present. Director of Community Development Cohen
Guests. 3

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

PERSON WISHING TO BE HEARD –

Mr. Clarence Bennett, TIFA Chairman stated the calendar of the Planning Commission meetings is not very helpful. Ms. Tyler explained to the Planning Commission that Mr. Bennett is now receiving the Commission's agendas via e-mail.

MINUTES - None

PETITIONERS

5a. Public Hearing/Motion – Recommendation to City Council for Approval of SLU permit, Site Plan, and Tree Removal Permit for the Golden Triangle Center.
Ms. Hurt-Mendyka stated the applicant has requested that this item be tabled until the August 7, 2008 meeting.

Mr. Kittle moved to table the Golden Triangle Center project until the August 7, 2008 meeting. Supported by Ms. Verbeke
VOTE: Yes: Beidoun, Hitchcock, Hurt-Mendyka, Kittle, Mitchell, Ouellette, Verbeke
No: None

Motion Carried (7-0)

5b. Recommendation to City Council for Approval of the Site Plan for FEV. Inc. (7:02 p.m.)
Ms. Hurt-Mendyka and Mr. Cohen stated this is a request for site plan approval for 32,625 square foot addition to the existing FEV, Inc. building located at 4130 Luella Lane. With the addition, the building will increase in size to 92,037 square feet. The site is zoned I-1, Light Industrial district.

The Commission's discussion and concerns are as follows:

- FEV, Inc. is an independent engine and power train systems research, design, and development company based in Aachen, Germany.
- The company's North American Technical Center is located on Glenmeade immediately north of this property. The two sites are connected via a shared access drive, within a gated area, to allow for test vehicle movement and improved logistics between the sites.
- The investment is estimated at $2.5 million. This is the first of three (3) planned projects that FEV, Inc. is proposing in Auburn Hills in the near future for a total investment of $22.1 million.
- They plan on adding 160 high tech jobs between the three (3) projects.
- They are consultants for their customers on projects for engines small as weed whackers to hybrid cars to marine vehicles.

Ms. Verbeke moved to recommend to City Council approval of the Site Plan for FEV, Inc. subject to staff and consultant conditions. (7:14 p.m.)
Supported by Mr. Ouellette
VOTE: Yes: Beidoun, Hitchcock, Hurt-Mendyka, Kittle, Mitchell, Ouellette, Verbeke
No: None

Motion Carried (7-0)

5c. Ms. Verbeke moved to remove from the table the Recommendation for Approval of Text Amendment to Zoning Ordinance/Section 1833.Citizen Participation Requirements.
Supported by Ms. Mitchell.
VOTE: Yes: Beidoun, Hitchcock, Hurt-Mendyka, Kittle, Mitchell, Ouellette, Verbeke
No: None

Motion Carried (7-0)

5c. Motion – Recommendation for Approval of Text Amendment to Zoning Ordinance/Section 1833.Citizen Participation Requirements. (7:15 p.m.)

Mr. Cohen stated the amendment was revised per the planning commissioners' request that they want the language to indicate that that the developer must consult with any interested party and report back to the city.

Ms. Verbeke moved to recommend to City Council approval of the proposed text amendment to Section 1833. Citizen Participation Requirements of the Zoning Ordinance. (7:20 p.m.)
Supported by Ms. Mitchell.
VOTE: Yes: Beidoun, Hitchcock, Hurt-Mendyka, Kittle, Mitchell, Ouellette, Verbeke
No: None

Motion Carried (7-0)

OLD BUSINESS –

Mr. Cohen advised that the City of Ann Arbor will be adopting a totally different version of the Citizen Participation Ordinance.

Mr. Beidoun stated he was in Kalamazoo a few days ago and was sadden to see a lot of the businesses closing. When he was there a few years back, for a conference, the city zoning looked so promising.

Ms. Verbeke thanked Mr. Cohen for keeping the planning commissioners abreast of different construction projects and issues around the city.

Mr. Cohen advised the commissioners that the Lowe's project is moving forward. He verified that they can not open the building to the general public until all the road improvements are construction. Also, RetailWorks on Joslyn Road lost their only tenant (Starbucks) but the developer is optimistic new tenants will moving in soon.

Mr. Cohen stated he will follow up via e-mail with the Planning Commission on questions related to the Walton Boulevard construction project and also the status of the City's multi-sport field project.

NEW BUSINESS –

Mr. Cohen stated since there a rise in development activity, along with the Parks and Recreation Plan / Open Space Plan moving forward, the Planning Commission will need to go back to two (2) meetings a month. He will provide a schedule in the next packet.

Mr. Clarence Bennett, TIFA Chairman showed the board that there is document camera inside the podium that petitioners can use to enlarge letter size presentation on the big screen.

COMMUNICATIONS –

Mr. Cohen advised the planning commissioners to review all the goals and objectives for all departments created by the City Council and the City Manager, since many of them may affect the board's priorities and work plan.

ANNOUNCEMENT OF NEXT MEETING

The next scheduled meeting is August 7, 2008.

ADJOURNMENT

The meeting was adjourned at 7:40 p.m.

Jeanne Tyler
Clerk III