

Not Yet Approved  
**CITY OF AUBURN HILLS**  
**PLANNING COMMISSION MEETING**

May 5, 2005

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

**ROLL CALL:** Present. Beidoun, Doyle, Hurt-Mendyka, Hitchcock Luenberger, Ouellette  
Absent. Kresnak, Pierce, Verbeke  
Also Present. City Planner Cohen, TIFA Chair Bennett  
Guests 31

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

**PERSON WISHING TO BE HEARD** – none

Chairperson Hurt-Mendyka stated recommendations from this meeting will be presented to the City Council at their May 16, 2005 meeting in the City Council Chambers.

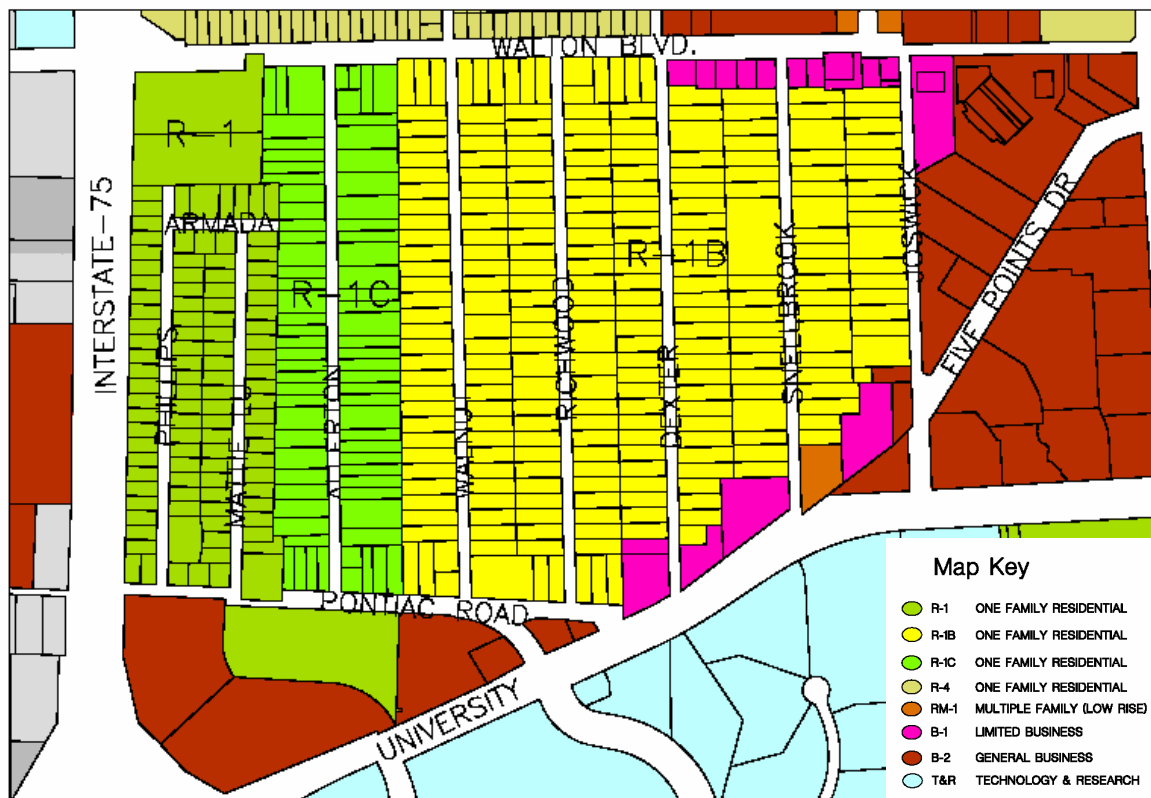
**PETITIONERS**

**RZ05-01; RZ 05-02; RZ 05-03, City of Auburn Hills**

Ms. Hurt-Mendyka presented the following rezoning request:

- **RZ 05-01** - R-2 to R-1B District  
*Proposed zoning of property generally located between Joswick and Walnut*
- **RZ 05-02** - R-2 to R-1C District  
*Proposed zoning of property generally located along both sides of Allerton*
- **RZ 05-03** - R-2 to R-1 District  
*Proposed zoning of Auburn Hills Christian Center*

**Proposed Zoning – Central City Neighborhood**



Mr. Beidoun read letters from residents into the minutes, please see attachment A and B.

Mr. Cohen reviewed his letter dated April 28, 2005 with the following recommendations:

File No. RZ 05-01, City-initiated rezoning request of numerous parcels of property from R-2, One Family Residential district to R-1B, One Family Residential district. The properties are generally located within the Central City Neighborhood (Joswick, Snellbrook, Dexter, Richwood, and Walnut Roads).

The sidwell identification numbers of parcels proposed for rezoning are the following:

14-13-102-008-014, 016, 017, 019-023, 026-034, 037-040  
14-13-152-001-002, 005, 007-009, 015-018  
14-13-101-007-016, 018-020, 023-028, 031, 032-036  
14-13-151-001-018, 022, 029, 030, 032, 033  
14-14-228-001-010, 013, 014, 017-020, 022-025, 027-031, 033, 035-039, 042-045  
14-14-278-001-012, 014-017, 019-022, 024-026, 030-032  
14-14-227-001-006, 009-018, 022-024, 028, 029, 032-041, 044-049  
14-14-277-001-028  
14-14-226-001-019  
14-14-276-001, 002, 004-011, 013, 015-019

#### RECOMMENDATION

The purpose of the proposed zoning map amendment is to implement the future land use and density recommendations of the City's Master Land Use Plan.

The City's Master Land Use Plan depicts subject parcels as "residential" with a recommended density of 2.0 units per acre. Therefore, we are recommending Approval of RZ 05-01 from R-2, One Family Residential district to R-1B, One Family Residential district based upon the Adopted Plan.

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File No. RZ 05-02, City-initiated rezoning request of numerous parcels of property from R-2, One Family Residential district to R-1C, One Family Residential district. The properties are generally located within the Central City Neighborhood (Allerton Road).

The sidwell identification numbers of parcels proposed for rezoning are the following:

14-14-205-003-008, 011, 012, 015-022, 025-027  
14-14-254-001-005, 009, 010, 012-022  
14-14-201-004, 012-021  
14-14-204-010, 013-020  
14-14-253-014-018, 021-025, 027-032

#### RECOMMENDATION

The purpose of the proposed zoning map amendment is to implement the future land use and density recommendations of the City's Master Land Use Plan.

The City's Master Land Use Plan depicts subject parcels as "residential" with a recommended density of 2.0 units per acre. Therefore, we are recommending Approval of RZ 05-02 from R-2, One Family Residential district to R-1C, One Family Residential district based upon the Adopted Plan.

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File No. RZ 05-03, City-initiated rezoning request of numerous parcels of property from R-2, One Family Residential district to R-1, One Family Residential district. The properties are generally located within the Central City Neighborhood (Auburn Hills Christian Center site).

The sidwell identification numbers of parcels proposed for rezoning are the following:

14-14-201-024

14-14-201-025

**RECOMMENDATION**

*The purpose of the proposed zoning map amendment is to implement the future land use and density recommendations of the City's Master Land Use Plan.*

*The City's Master Land Use Plan depicts subject parcels as "residential" with a recommended density of 2.0 units per acre. Therefore, we are recommending Approval of RZ 05-03 from R-2, One Family Residential district to R-1, One Family Residential district based upon the Adopted Plan.*

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Chairperson Hurt-Mendyka explained to the audience that the City wishes to preserve the existing lot sizes in the Central City Neighborhood. Currently new lots can be created in the neighborhood as small as 7,200 sq. ft. in size, even though most of the parcels are larger than 19,200 sq. ft. in size. After meeting with the neighborhood, the City decided to proceed with these rezoning proposals to address the issue.

Chairperson Hurt-Mendyka opened the public hearing at 8:08 p.m.

**Ms. Bussard** of Snellbrook, states she is in favor of having larger lot sizes.

**Ms. Sherman** of Hempstead, wanted verification that the rezoning would not affect the church's future expansion. Mr. Cohen explained the new zoning would not affect an expansion. She is in favor of the rezoning.

**Mr. Dave Wagner** of Dexter is in favor of the rezoning.

**Ms. Jeanette Alderman** of Richwood is in favor of the rezoning.

Public hearing was closed at 7:30 p.m.

**Moved by Ms. Doyle to recommend to City Council approval of RZ 05-01 from R-2, One Family Residential district to R-1B, One Family Residential district based upon the Adopted Plan. Also, recommended approval from RZ 05-02 from R-2, One Family Residential district to R-1C, One Family Residential district based upon the Adopted Plan. Also, recommended Approval of RZ 05-03 from R-2, One Family Residential district to R-1, One Family Residential district based upon the Adopted Plan.**

**Supported by Mr. Ouellette**

**VOTE: Yes: Beidoun, Doyle, Hitchcock, Hurt-Mendyka, Ouellette**

**No: Luenberger**

**Motion Carried (5-1)**

There was a deviation from the agenda regarding Vinewood Creek Subdivision; the representatives were not present at this time.

**Unique Fabricating, Inc.**

Nos. 14-09-252-006 and 14-09-276-001

Chairperson Hurt-Mendyka presented the special land use permit to allow outside storage of materials on property zoned I-1, Light Industrial district. The property is located at 800 Standard Parkway.

Mr. Beidoun read a letter from a resident into the minutes, please see attachment D.

Mr. Cohen reviewed his letter dated April 28, 2005 with the following recommendations:

RECOMMENDATION

The Community Development Department is recommending Approval of the Special Land Use request and offer the following discretionary findings of fact:

1. The location of the use will not negatively impact adjacent areas, which are zoned residential to the south and non-residential to north, west, and east
2. The land will be used in accordance with its immediate character, which is planned and zoned for non-residential development.
3. The requirements of Section 1818, Special Land Use Permitted, in Zoning Ordinance No. 372 will be met.
4. The use will promote the purpose and intent of Zoning Ordinance No. 372.
5. The use will be consistent with the health, safety, and general welfare of the City of Auburn Hills, and purpose and intent of Zoning Ordinance No. 372.
6. The intent of Section 1807(3), Open Storage of Zoning Ordinance No. 372 will be met with the applicant's revised proposal dated April 26, 2005.

**Mr. Wayne Smith, Vice President of Operations** for Unique Fabricating stated their previous permit allowed stacking the crates twelve feet high. He would now like to stack them fourteen feet high based on recent experience. There has been a fifteen percent growth in their company and the need for outside storage is essential.

Mr. Ouellette asked why a partial fence could not be installed in the corner of the property. Mr. Smith stated they have communicated with their neighbors to get their reaction to putting up a fence. The response was mostly negative towards the installation of a fence.

Mr. Smith stated they will plant more trees to help screen the pallets.

Chairperson Hurt-Mendyk opened the public hearing at 7:52 p.m.

**Mr. Solomon, Sr. of Collier Road** is against allowing the height of the pallets to increase.

**Mr. Solomon, Jr. of Collier Road** is against a permanent special land use and he would like to see it approved for one year only.

Public hearing was closed at 7:55 p.m.

**Mr. Luenberger** moved to recommend to City Council approval of the special land use permit for Unique Fabricating, Inc for a period of one-year. Approval shall allow outside storage on property zoned, I-1, Light Industrial district. The property is located at 800 Standard Parkway. This is to include the discretionary findings of fact found in Mr. Cohen's letter dated April 27, 2005.

Approval of the permit shall be subject to the following additional conditions:

1. The applicant shall install approximately eight additional 12 feet tall evergreen trees along Collier Road to better screen the storage area. The applicant shall work with staff in regard to appropriate tree placement.
2. The stacking height of material shall be restricted to 14 feet in height.
3. Materials shall only be permitted in the designated area proposed by the applicant.

Supported by Ms. Doyle

**VOTE: Yes: Beidoun, Doyle, Hitchcock, Hurt-Mendyka, Luenberger, Ouellette**  
**No: None**

**Motion Carried (6-0)**

**Vinewood Creek Subdivision**

(Sidwell Nos. 14-09-252-006 and 14-09-276-001)

Chairperson Hurt-Mendyka presented tentative approval of the preliminary plat to facilitate the construction 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.

Mr. Beidoun read a letter from Mr. Ingles into the minutes, please see attachment C.

Mr. Cohen reviewed his letter dated April 28, 2005 with the following recommendations:

**RECOMMENDATION:**

*We are recommending Tentative Approval of the Preliminary Plat and offer the following discretionary findings of fact:*

1. *The tentative preliminary plat contains sufficient basic information required by City Ordinance No. 115 and the Land Division Act, PA 87 of 1997.*
2. *The purpose of Ordinance of No. 115 will be met as follows:*
  - *Proper arrangement of streets in relation to existing or planned streets have been provided.*
  - *Adequate and convenient open spaces for traffic, utilities, access of fire fighting equipment, recreation, light, air, privacy, and safety from fire standards have been provided.*
  - *Standards for the construction of any and all required improvements have been established.*
3. *The proposed lots will meet the required frontage width (50 ft.) and area (6,000 sq. ft.) requirements for the R-4, One Family Residential District.*
4. *5 ft. sidewalks will be provided on both sides of the street within the subdivision.*
5. *Landscape requirements will be met and calculations have been submitted.*

**Mr. Roger Ingles, a partner in the development** gave a brief overview of the project and reiterated the reason for the delay for demolition of the home at 1150 Vinewood.

Mr. Ingles stated they have received approval from the Oakland County Drain Commission, Orchard, Hiltz & McCliment, Department of Public Works for the sewers, and the soil erosion permit.

Mr. Ingles stated if they received approval, construction of the roads and sewers could begin in August, 2005.

A prolonged discussion ensued regarding the condition of the property at 1150 Vinewood. Mr. Ingles stated once they demolish the home all the trash will be removed. The Commissioners are concerned about the follow through by the developer.

Chairperson Hurt-Mendyka opened the public hearing at 8:25 p.m.

**Ms. Mary Nelson of Vinewood** is upset with the trash at 1150 Vinewood and she is against the development since she will be looking at backyards only.

**Mr. Ron Usher of Vinewood** is concerned about unhealthy conditions at 1150 Vinewood and no follow through by the developer.

**Mr. Bill Usher** is against the development.

The public hearing was closed at 8:40 p.m.

**Mr. Ouellette moved to recommend to City Council tentative approval of the preliminary plat of Vinewood Creek Subdivision to allow the construction of a 10 lot subdivision on a site zoned R-4, One-Family Residential district. The site is generally located south of Vinewood, between Joslyn Road and Hill Road. This is to include the discretionary findings of fact found in Mr. Cohen's letter dated April 28, 2005.**

**Further, the recommendation will not be placed on May 16, 2005 City Council agenda unless all garbage, trash, leaves and any other foreign items are cleaned up and the lawn is mowed at 1150 Vinewood by the close of day Monday, May 9, 2005.**

**Supported by Ms. Doyle.**

**VOTE: Yes: Doyle, Hitchcock, Hurt-Mendyka, Luenberger, Ouellette**

**No: Beidoun**

**Motion Carried (5-1)**

**Alfoccino's Restaurant**

Sidwell No. 14-14-151-023

Chairperson Hurt-Mendyka presented of a special land use permit to allow outside seating on property zoned B-2, General Business district. The property is located at 2225 Opdyke Road.

Mr. Beidoun read a letter from a resident into the minutes, please see attachment E.

Mr. Cohen reviewed his letter dated April 28, 2005 with the following recommendations:

**RECOMMENDATION**

*The Community Development Department is recommending Approval of the Special Land Use request and offer the following discretionary findings of fact:*

- 1. The location of the use will not negatively impact adjacent areas, which are zoned residential to the west and non-residential to north, south, and east*
- 2. The land will be used in accordance with its immediate character, which is planned and zoned for non-residential development.*
- 3. The requirements of Section 1818, Special Land Use Permitted, in Zoning Ordinance No. 372 will be met.*
- 4. The use will promote the purpose and intent of Zoning Ordinance No. 372.*
- 5. The use will be consistent with the health, safety, and general welfare of the City of Auburn Hills, and purpose and intent of Zoning Ordinance No. 372.*
- 7. The intent of Section 902, Item 23 of Zoning Ordinance No. 372 will be met.*

**Frank Shushtari, owner of Alfoccino's** gave a brief presentation. There will be soft music, but very low volume. The hours of operation will remain the same. He is planning on installing a planter for flowers at the north side of the outside patio and there will be six foot fencing around the outside patio.

The public hearing was opened at 9:10 p.m. and closed at 9:11 p.m.

**Mr. Ouellette moved to recommend to City Council approval of the special land use permit for Alfoccino's Restaurant. Approval shall allow outside seating on property zoned B-2, General Business district. The property is located at 2225 Opdyke Road. This is to include the discretionary findings of fact in Mr. Cohen's letter dated April 27, 2005.**

**Approval of the permit shall be subject to the following additional conditions:**

- 1. Potted plants shall be placed on the north side of the outside seating area to provide a supplemental physical separation from the parking lot.**
- 2. The existing wood enclosure adjacent to the outside seating shall be stained to match the building.**

**Supported by Mr. Beidoun.**

**VOTE: Yes: Beidoun, Doyle, Hitchcock, Hurt-Mendyka, Luenberger, Ouellette**

**No: None**

**Motion Carried (6-0)**

**Levon Enterprises Office Building**

Sidwell No. 14-14-351-019

Chairperson Hurt-Mendyka presented a site plan to facilitate the construction of a 17,050 sq. ft. speculative office building on property zoned B-2, General Business district. The property is generally located west of Opdyke Road, between Coe Court and Willot.

Mr. Cohen reviewed his letter dated April 28, 2005 with the following recommendations:

**RECOMMENDATION:**

*We are recommending Conditional Approval of the Site Plan and offer the following discretionary findings of fact:*

- 1. The Site Plan contains sufficient basic information required by Zoning Ordinance No. 372 for a recommendation.*
- 2. The requirements of Section 1815, Items 7A-7E of Zoning Ordinance No. 372 can be met as follows:*
  - A) All requirements and standards of the Zoning Ordinance, and other City Ordinances, can be met.*
  - B) Safe, convenient vehicular and pedestrian ingress/egress has been depicted; primary access will be to an access road which outlets to Opdyke Road.*
  - C) Traffic circulation features within the site, and the location of parking areas, avoid common traffic problems and can promote safety.*
  - D) A satisfactory and harmonious relationship will exist between the proposed development and surrounding area.*
  - E) The proposed use will not have an unreasonable, detrimental or injurious effect upon the natural characteristics of the subject parcel, or the adjacent area.*
- 3. Based upon the number of employees and floor area 68 total parking spaces are required and 68 parking spaces are depicted.*
- 4. The parking layout meets minimum requirements and parking spaces are provided for the handicapped (3 are required and 3 are provided). 1 handicapped space is van accessible.*
- 5. Building and parking setback requirements will be met.*
- 6. Greenbelts will be provided.*

7. Landscape requirements will be met and calculations have been submitted.
8. Loading/unloading area will be met.
9. A note indicates that exterior lighting shall meet the requirements of Zoning Ordinance No. 372.
10. A note indicates that new signs shall meet the requirements of Zoning Ordinance No. 372.
11. A note indicates that parking spaces shall be double striped.
12. Ground-mounted and roof-mounted mechanical equipment will be screened.
13. A note indicates that there will be no pallet storage, overnight vehicles, or trailer storage.
14. 8 ft. pathway along Opdyke Road is shown on the plan to be installed.
15. 6 replacement trees are required for this site per SP 98-52 and 33 trees are proposed.

ADDITIONAL COMMENT:

1. The applicant has indicated to staff in previous meetings that he would utilize a monument sign on the site, in lieu of a pole sign. The issue is not documented on the plan.

**Dave Derderian of Levon Enterprises** stated he is targeting professionals such as lawyers, architectures, or similar office users as tenants. The building can occupy one to three tenants. Building exterior will be red brick. With approval from the City he is hoping to complete the exterior of the building by this winter.

The public hearing was opened at 9:13 p.m.

**A resident on Willot** questioned the location of parking, landscaping and the egress to the building. Mr. Cohen verified that the parking will be in the rear of the building and traffic will be utilizing the driveway used for hotels, which is on the south side of the site.

**Gee Vansadia, Comfort Suites** stated that he would like to work with the developer to make sure utilities already installed are utilized for this development and costs are reimbursed.

The public hearing was closed at 9:27 p.m.

**Mr. Beidoun moved to recommend to City Council approval of the site plan for Levon Enterprises. Approval shall facilitate the construction of a 17,050 square foot office building on property zoned B-2, General Business district. The property is generally located west of Opdyke Road, between Coe Court and Willot. This is to include the discretionary findings of fact found in Mr. Cohen's letter dated April 28, 2005 and all applicable City consultants and agencies.**

**Supported by Mr. Hitchcock**

**VOTE: Yes: Beidoun, Doyle, Hitchcock, Hurt-Mendyka, Luenberger, Ouellette**

**No: None**

**Motion Carried (6-0)**

Meeting adjourned for a short recess at 9:30 a.m.

Meeting called back to order at 9:35 p.m.

**Opdyke Plaza Façade Renovation**

Sidwell Nos. 14-35-303-001 and 14-35-303-002

Chairman Hurt-Mendyka presented of a revised site plan to facilitate the façade renovation on an existing

shopping center on property zoned B-2, General Business district. The property is generally located east of Opdyke Road, between Hempsted Road and South Boulevard.

**Mr. John Liadis, President,** gave an overview of the changes in the façade. All dumpsters on the premises are screened.

Mr. Ouellette asked if they had plans to remove the old incinerator. Mr. Liadis stated he would report back to the City within a week to see if removing the incinerator is feasible. The incinerator is welded shut at this time.

The public hearing was opened and closed at 9:38 p.m.

**Ms. Doyle moved to recommend to City Council approval of a revised site plan/building façade proposal for the Auburn Hills Plaza shipping center. The site is generally located east of Opdyke Road, between Hempstead and South Boulevard.**

**Supported by Mr. Luenberger.**

**VOTE: Yes: Beidoun, Doyle, Hitchcock, Hurt-Mendyk, Luenberger, Ouellette**

**No: None**

**Motion Carried (6-0)**

#### **MINUTES**

**Ms. Doyle moved to approve the minutes of April 21, 2005.**

**VOTE: Yes: Beidoun, Doyle, Hitchcock, Hurt-Mendyk, Luenberger, Ouellette,**

**No: None**

**Motion Carried (6-0)**

#### **OLD BUSINESS**

Chairman Hurt-Mendyk discussed Ms. Dorothy Wheatley's property on Joswick regarding rezoning her property to allow two duplexes with two units to be built. A new zone in the master plan may be called for or an owner/occupant duplex ordinance needs to be adopted. This matter will be discussed further at the June 2, 2005 meeting.

**NEW BUSINESS** - None

**ANNOUNCEMENT OF NEXT MEETING** - The next regularly scheduled meeting is June 2, 2005.

#### **ADJOURNMENT**

There being no objections the meeting was adjourned at 9:57 p.m.

Jeanne Tyler

Clerk III

O:clerks/PLANNING COMMISSION/2005/040705