

AGENDA



Regular Planning Commission Meeting

Dinner – 6:30 p.m.

Wednesday, December 6, 2023 ❖ 7:00 p.m.

LOCATION: Community Center
3350 E Seyburn Drive ❖ Auburn Hills, MI

PHONE: 248-364-6900 ❖ www.auburnhills.org
Meeting minutes are on file in the City Clerk's office.

1. MEETING CALLED TO ORDER

2. ROLL CALL OF PLANNING COMMISSION

3. PERSONS WISHING TO BE HEARD (regarding items not on the agenda)

4. APPROVAL OF MINUTES - November 16, 2023

5. PETITIONERS - None

6. OLD BUSINESS – None

7. NEW BUSINESS - Discussion of various planning items:

- 7a. Y2024 City Council Goals
- 7b. Status of Approved Development Projects
- 7c. New Development Projects Anticipated
- 7d. Master Land Use Plan
- 7e. Architectural Design Policy
- 7f. Age-Friendly Program
- 7g. Downtown Auburn Hills
- 7h. Parks and Recreation Master Plan
- 7i. Update of 2006 Green Infrastructure Vision Maps
- 7j. Planning Michigan Conference, September 25-27, 2024, Grand Rapids
- 7k. Trending Issues

8. COMMUNICATIONS

9. NEXT SCHEDULED MEETING – Wednesday, January 10, 2024 at 7:00 p.m. – Council Chamber

10. ADJOURNMENT

➤ **NOTE:** Anyone planning to attend the meeting who requires special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248-370-9402 or the City Manager's Office at 248-370-9440 48 hours before the meeting. Staff will be pleased to make the necessary arrangements.



**CITY OF AUBURN HILLS
PLANNING COMMISSION
MINUTES
NOT YET APPROVED**

November 16, 2023

CALL TO ORDER: Chairperson Ouellette called the meeting to order at 7:00 p.m.

ROLL CALL: Present: **Carolyn Shearer, Sam Beidoun, Laura Ochs, Dominick Tringali, Brian Marzolf, Chauncey Hitchcock, Greg Ouellette**
Absent: Raymond Saelens, Cynthia Pavlich
Also Present: Director of Community Development Steve Cohen, Construction Coordinator/Assistant to the Director of Community Development Devin Lang
Guests: 8

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

3. PERSONS WISHING TO BE HEARD

4. APPROVAL OF MINUTES – September 13, 2023

Moved by Beidoun to approve the minutes of September 13, 2023.

Second by Hitchcock.

VOTE: Yes: Beidoun, Ochs, Shearer, Tringali, Hitchcock, Marzolf, Ouellette

No: None

Motion Carried (7-0)

5. PETITIONERS

5a. AM General (7:01 p.m.)

PART ONE - Public Hearing/Motion – Recommendation to City Council for Special Land Use Permit approval for the outside storage of vehicles on the east side of the building.

PART TWO - Public Hearing/Motion – Recommendation to City Council for Revised Special Land Use Permit approval for the outside storage of vehicles, containers, and trailers on the south side of the building.

Mr. Cohen explained that this is a request from AM General for approval to revise and expand their existing Special Land Use Permit to allow the overnight storage of vehicles, containers, trailers at their business located at 1399 Pacific Drive. The facility serves as AM General's engineering, advanced technology, and prototype development center. The property is zoned I-1, Light Industrial District. This request has been divided into two separate applications due to the expiration dates proposed for each outside storage area.

AM General received approval from City Council to create an outside storage area for only military vehicles on May 22, 2017. This area is currently located on the south side of the building. At the time of that approval, AM General installed an 8' high vinyl fence along a portion of the south and east property lines to screen the storage area from motorists along Taylor Road, Pacific Drive, and I-75.

This request has two parts based on the growth of their business:

PART ONE: This is a request for a new Special Land Use Permit to allow 25 R&D/test military vehicles to be added within the current screened fenced-in area on the east side of the building. This permit is only being requested for the life of the test program, which is five years. *The new permit will expire on November 20, 2028.*

PART TWO: This is a request to amend the Special Land Use Permit previously approved by the City Council on May 22, 2017, to allow the storage of military vehicles, up to six (6) storage containers (8'W x 20'L x 8'6"H), and small vehicle tow trailers within the previously approved designated and screened outside storage area on the south side of the building. The storage containers shall be painted white without markings, or a light color approved by the

Community Development Department. *This revised permit will only apply to AM General and shall expire if AM General vacates the building.*

David McLane, AMAG, LLC, 4488 West Bristol Road, Flint, MI 48507, and Raymond Mann, AM General, 1399 Pacific Drive, Auburn Hills, MI 48326 were available to answer any questions of the Commission and presented the proposal.

The Commission asked about the following:

1. The visibility of the vehicles from the road;
2. The height of the fence;
3. The security of the property;
4. Whether the vehicles stored outside are started every day;
5. Whether the vehicles stored outside are wrapped;
6. The turnover of the vehicles;
7. Whether the vehicles are new.

Mr. Mann explained that the vehicles would be minimally visible from I-75. Mr. Cohen stated that the fence will be increased from 8' to 10' in height, and two additional evergreens will be planted for additional screening facing I-75. Mr. Mann stated that the property is screened, has an electronic gate and 24-hour security. Mr. Mann stated that there are two fences. The interior fence is chain link, but there is also a white vinyl fence surrounding the property that was added in 2017. Mr. Mann explained 2-3 vehicles will be inside the building for testing at any given time. All vehicles on site will be new vehicles, which will turn over based on government need. The windows of the vehicles stored outside will be covered to protect the bulletproof glass.

Mr. Ouellette opened the public hearing for PART ONE and PART TWO at 7:09 p.m.

There being no public comments, Mr. Ouellette closed the public hearing at 7:09 p.m.

PART ONE:

Moved by Beidoun to recommend to City Council approval of the Special Land Use Permit for the outside storage of up to 25 R&D/test military vehicles for AM General on the east side of the building located at 1399 Pacific Drive subject to the representation made by AM General, packet materials, and conditions of Mr. Cohen's staff report. The Special Land Use Permit shall expire on November 20, 2028.

Second by Ochs.

VOTE: Yes: Beidoun, Ochs, Hitchcock, Tringali, Shearer, Marzolf, Ouellette

No: None

Motion Carried (7-0)

PART TWO:

Moved by Ochs to recommend to City Council approval of the Revised Special Land Use Permit for the outside storage of military vehicles, up to six (6) storage containers, and small vehicle tow trailers within the previously City approved area for AM General on the south side of the building located at 1399 Pacific Drive subject to the representations made by AM General, packet materials, and conditions of Mr. Cohen's staff report. The Revised Special Land Use Permit will only apply to the building tenant AM General and shall expire if AM General vacates the building in the future.

Second by Beidoun.

VOTE: Yes: Hitchcock, Tringali, Ochs, Shearer, Beidoun, Marzolf, Ouellette

No: None

Motion Carried (7-0)

5b. 3295 Lapeer Road West Industrial Building (7:13 p.m.)

Public Hearing/Motion – Recommendation to City Council for Site Plan and Tree Removal Permit approval to construct a light industrial building.

Mr. Cohen explained that this is a request from Auburn Hills Realty Ventures, LLC to construct a 149,170-square-foot light industrial building at 3295 Lapeer Road West, which is located at the terminus of Lapeer Road West, south of the M-24 connector. The 19.79-acre parcel is zoned I-1, Light Industrial District.

The proposed building will be a speculative facility intended for a single or duplex tenant, offering space for office, warehouse, and light assembly operations. A similar facility was previously approved by City Council for this site on June 4, 2021, but stalled after the economic slowdown following the September 11, 2001 terrorist attacks.

Auburn Hills Realty Ventures, LLC will be the developer of this project, and intends to lease the building upon completion. Construction is anticipated to begin in the summer of 2024, with completion in the fall of 2025.

Christopher Cousino, Auburn Hills Realty Ventures, LLC, 12955 23 Mile Road, Shelby Township, MI 48315 presented the proposal and was available to answer any questions of the Commission.

The Commission asked about the following:

1. The type of tenant(s) expected;
2. The signage anticipated;
3. Tree removal.

Mr. Cousino explained that there are a wide range of tenants allowed per the Ordinance, but he anticipates that it will likely be some type of automotive supplier. He also explained that the sign will be placed at the entrance way to the property, as much of the property is in a conservation easement. Mr. Cousino stated that 397 replacement trees were required to be planted per the 2001 project. Mr. Cohen explained that 9 additional trees will be required to facilitate the new project for a total of 406 trees. Mr. Cousino will be adding 253 replacement trees and paying \$58,140 into the City's Tree Fund for the remaining 153 replacement trees that can't fit onto the site.

Mr. Ouellette opened the public hearing at 7:19 p.m.

There being no public comments, Mr. Ouellette closed the public hearing at 7:19 p.m.

Moved by Ochs to recommend to City Council approval of the Site Plan and Tree Removal Permit for 3295 Lapeer Road West Industrial Building subject to the conditions of the City's Administrative Review Team. Second by Shearer.

VOTE: Yes: Shearer, Tringali, Marzolf, Ochs, Beidoun, Hitchcock, Ouellette

No: None

Motion Carried (7-0)

6. UNFINISHED BUSINESS – None.

7. NEW BUSINESS – None.

8. COMMUNICATIONS

The City of Auburn Hills 2024 Meeting Schedule was included in the packet. The City of Troy Master Plan update was also included in the packet.

A letter from the American Planning Association, Michigan Chapter, was included in the packet. Mr. Cohen's Thirty-Year Member designation was recognized with a Certificate from the Michigan Association of Planning.

9. NEXT SCHEDULED MEETING

The next scheduled meeting is on Wednesday, December 6, 2023 at 6:30 p.m. in the Auburn Hills Community Center.

10. ADJOURNMENT

There being no further business, Chairperson Ouellette adjourned the meeting at 7:23 p.m.

Submitted by:

Susan McCullough, CMC, CMMC

Recording Secretary



2024 Strategic Goals & Objectives

I. Focus relentlessly on fiscal and operational sustainability

- Explore components of fiscal & operational sustainability **(ALL)**
- Study operational resilience relative to performance expectations across city departments **(ALL)**
- Continue to pursue new revenue streams, acting upon opportunities as they become available **(ALL)**
- Seek creative responses to fiscal challenges **(ALL)**
- Require consistent departmental budget implementation & accountability **(ALL)**
- Explore opportunities to improve stormwater management **(CD/DPW)**
- Prepare for TIF revenue expiration in 2031 **(CM/F/CD/DDA)**

II. Deliver outstanding city services

- Seek tech improvements in line with current trends in IT **(IT/CM)**
 - Enhance internal IT infrastructure **(IT)**
 - Optimize our e-interface for residents **(ALL)**
- Identify new/additional opportunities for council & staff to engage citizens **(ALL)**
- Respond to generational & cultural needs **(ALL)**
- Explore recreation partnerships for AH kids **(RSS)**
- Achieve the title of best municipal golf course in Michigan for Fieldstone GC **(CM/CR/FGC)**

III. Drive strategic community development

- Further develop M-24/Opdyke Road Corridor **(BRA/CD/TIFA)**
- Support the effort to increase water flow in river corridor **(CD/RSS)**
- Focus redevelopment efforts on TIFA-, city-owned, and private properties **(BRA/CD/CM/TIFA)**
- Pursue strategic traffic improvements **(DPW/CD/CM/E)**

IV. Continue to grow and support a vibrant, sustainable, safe & connected community

- Continue to keep Auburn Hills friendly and livable for all ages (Phase II) **(ALL)**
- Assess transportation and mobility needs for all ages **(RSS/CM)**
- Implement civic center campus security measures to protect employees and the general public **(CM/PD/DPW)**
- Decrease community risk **(ALL)**
- Present Riverwalk results **(CM/CD/DPW/RSS/DDA/TIFA)**

V. Retain & attract high quality employees

- Maintain and grow a talented, customer-focused workforce **(ALL)**
- Develop strategies for attracting and retaining employees, by city department **(ALL)**
- Invest in employees through ongoing training & development **(ALL)**
- Focus continuously on succession & business continuity planning **(CM/HR)**

KEY:

A = Assessing

CM = City Manager's office

FGC = Fieldstone Golf Club

E = Engineering

CC = City Council

F = Finance/Treasurer

IT = I.T. Department

CD = Community Development

CR = Community Relations

ALL = All

PD = Police Department

HR = Human Resources

C = City Clerk

FD = Fire Department

**RSS = Recreation and
Senior Services**

TIFA = Tax Increment Finance Authority

AHCF = Auburn Hills Community Foundation

DDA = Downtown Development Authority

BRA = Brownfield Redevelopment Authority