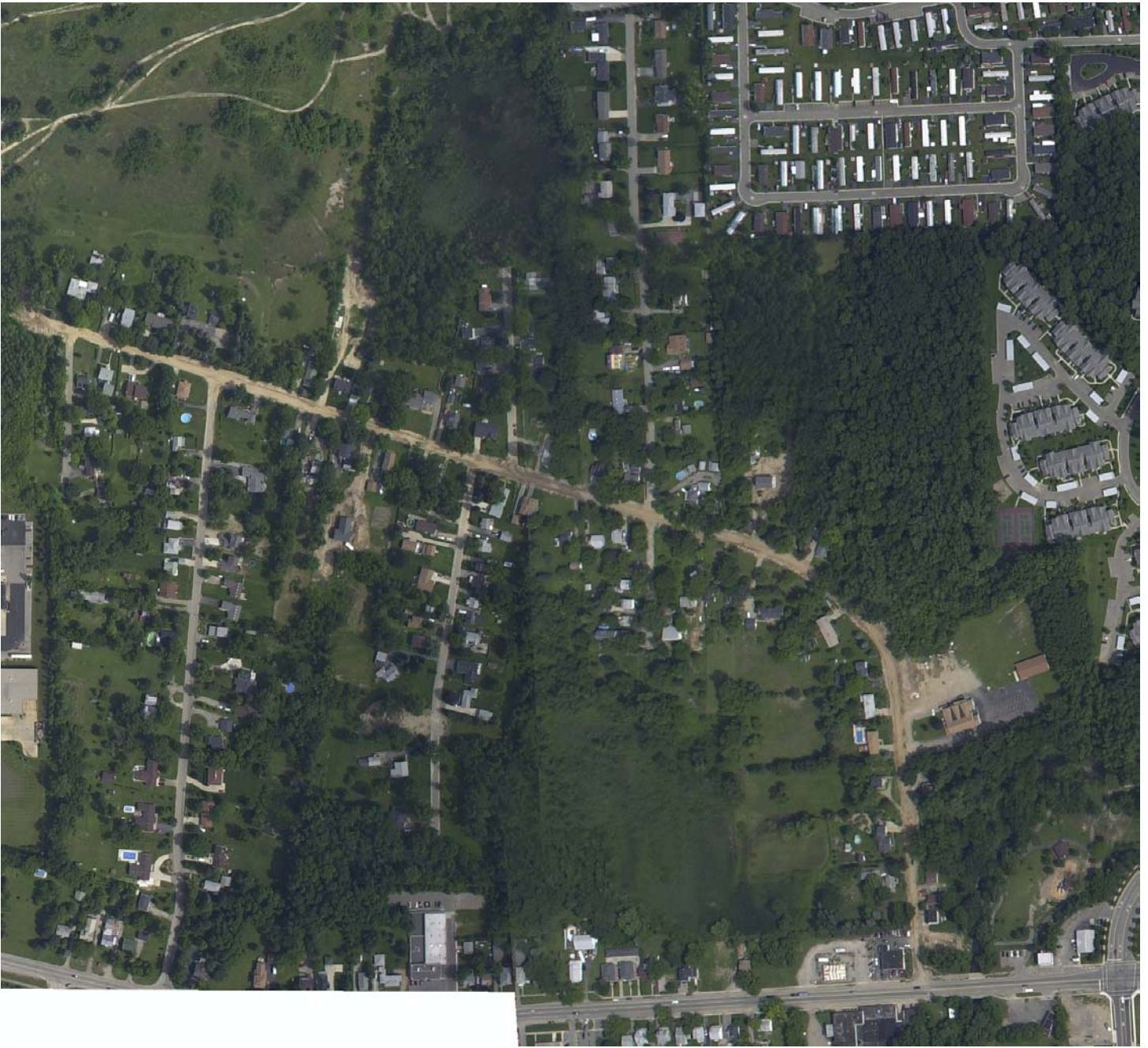


Churchill Neighborhood

Planning Study and City-Initiated Rezoning



Churchill Neighborhood Visioning Meeting

Date: Monday, June 9, 2003

Time: 7:00 p.m. to 9:00 p.m.

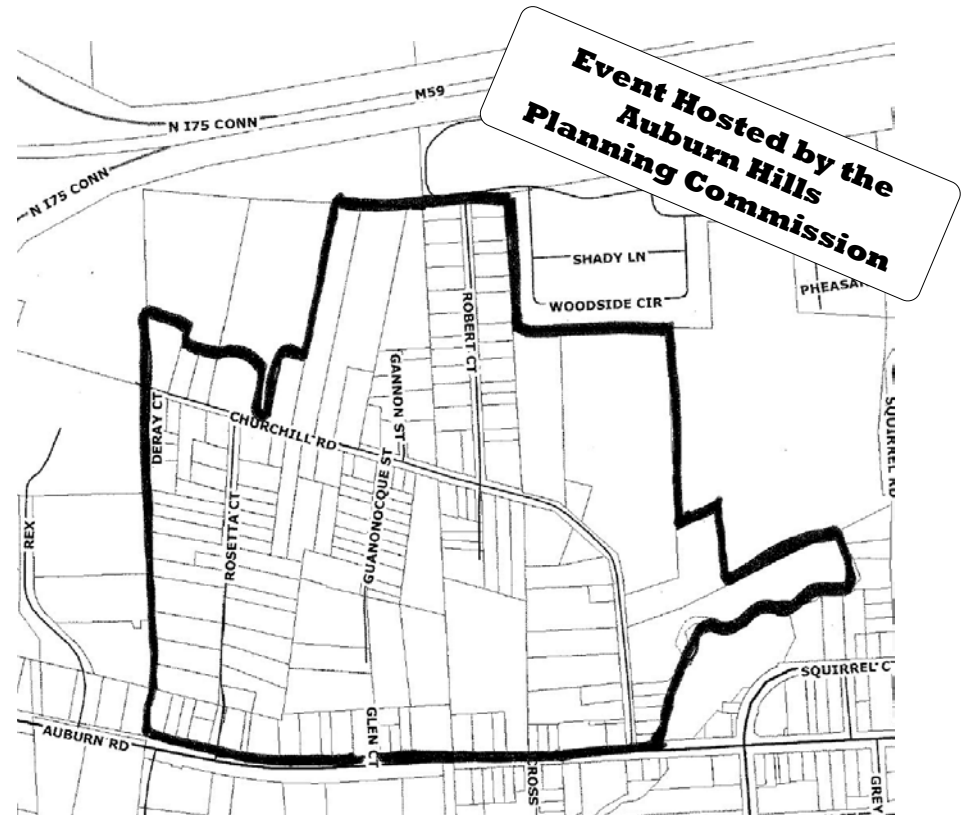
Place: American Legion Post
93 Churchill Road

Refreshments will be provided

Purpose of the Meeting

This workshop is your opportunity to brainstorm with your neighbors and community leaders in regard to ways the neighborhood and the City can work together to maintain and improve the Churchill neighborhood in the future.

You are invited to attend and **contribute your ideas** in regard to neighborhood character, zoning (lot sizes), roads, police and fire protection, environment, recreation, and other topics.



Why Should I Participate?

Have you ever said "I would have done that differently." If so, you can get involved in the decision-making process by identifying steps you personally can take to make your neighborhood a better place. Don't let this unique opportunity go by without participating.

CITY OF AUBURN HILLS PLANNING COMMISSION MEETING

June 9, 2003

CALL TO ORDER: Chairperson Beckett called the meeting to order at 7:10 p.m.

ROLL CALL: Present. Beckett, Hurt-Mendyka, Kresnak, McKissack, Newkirk, and Ouellette
Absent. Beidoun, Marien, and Schoonfield
Also Present. City Planner Cohen, Building Official Spencer, and City Engineering Consultant Westmoreland
50 Guests

LOCATION: American Legion Hall, 96 Churchill, Auburn Hills MI 48326

Ms. Harvey-Edwards welcomed the residents to the Churchill Neighborhood Visioning Workshop. She explained that the City's neighborhood planning process has been done quite successfully within other neighborhoods in the community and that the City was planning one neighborhood at a time. Ms. Harvey-Edwards introduced Mr. Steve Cohen, City Planner, and then turned the meeting over to Mr. Cohen.

Mr. Cohen asked the audience to stand and Chairperson Beckett led the Pledge of Allegiance.

Mr. Cohen introduced the Planning Commission and the City Council members who were present and then explained the purpose of the visioning workshop. He explained the meeting was a brainstorming session designed to identify the core values and issues facing the Churchill Neighborhood.

Results of the Meeting

Those attending were active participants in the meeting. They were divided into 5 groups and asked to answer the following question: "What issues should be addressed to help make the Churchill Neighborhood a better place to live?"

Each group reported its responses for the question, which were put onto a summary list. At the end of the meeting, all present were asked to vote for their top responses to the question by placing 5 colored stickers on the summary list.

Top Responses:

1. Large Lots / Low Density Single Family Homes / Maintain Master Plan Density (29)
2. No Industrial or Industrial Access Through Neighborhood Roads (28)
3. (tie) More Police Patrol on Streets / Speed Control / Improve Police Presence (23)
- (tie) Preservation of Wetlands (23)
5. (tie) Add Street Lights for Safety (22)
- (tie) No Sidewalks (22)

Other Responses:

No lot splits (19); Enforce Blight/Trash Laws (17); Add a Park in the Neighborhood / Tot Lot (15); Address American Legion Hall Problems (11); Pets on Leash or Fenced in (9); Add Sidewalks (6); No House Behind a House (5); Connect Guanonocque to Glen Court (4); Install Curb, Gutters, and Storm Drains on Side Streets (2); and No Spraying for West Nile Virus (1)

On behalf of the Planning Commission, Mr. Cohen thanked the residents for attending the meeting. He announced that the Planning Commission will review the results of the visioning workshop on Monday, June 23, 2003 at 7:30 p.m. at the American Legion Hall.

The meeting concluded at 9:00 p.m.

Jeanne Tyler
Clerk III

**CITY OF AUBURN HILLS
PLANNING COMMISSION MEETING**

**American Legion Post, 93 Churchill Road
Monday, June 9, 2003 at 7:00 p.m.**

**CHURCHILL NEIGHBORHOOD
VISIONING WORKSHOP**



Agenda

WELCOME/CALL TO ORDER

(7:15 p.m. to 7:30 p.m.)

BRAINSTORMING EXERCISE

(7:30 p.m. to 8:00 p.m.)

A Planning Commissioner will be assigned to each table to write down the general responses and the group's top five (5) responses.

***“What issues should be addressed to help make
the Churchill Neighborhood a better place to live?”***

BREAK (TOP FIVE (5) RESPONSES COLLECTED FROM EACH GROUP PLACED ON A MASTER LIST BY CITY STAFF)

(8:00 p.m. to 8:20 p.m.)

VOTE FOR YOUR TOP FIVE (5) RESPONSES ON THE MASTER LIST

(8:20 p.m. to 8:45 p.m.)

REVIEW OF NEXT STEPS/ADJOURNMENT

(8:45 p.m. to 9:00 p.m.)

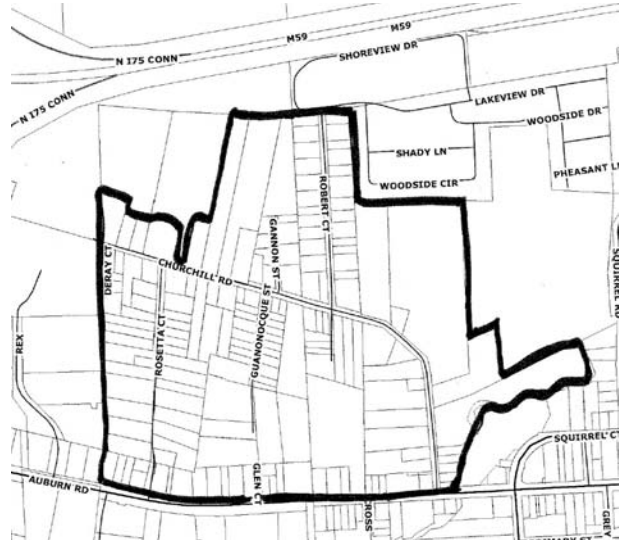
Churchill Neighborhood Visioning Workshop

Results

The City of Auburn Hills Planning Commission held a public meeting on June 9, 2003 to involve property owners within the Churchill Neighborhood in the identification of the core values and issues facing their neighborhood. Over 50 residents attended the event.

Those attending were active participants in the meeting. They were divided into 5 groups and asked to answer the following question:

“What issues should be addressed to help make the Churchill Neighborhood a better place to live?”



Each group reported its responses for the question, which were put onto a summary list. At the end of the meeting, all present were asked to vote for their top responses to the question by placing 5 colored stickers on the summary list.

Top Responses:

1. Large Lots / Low Density Single Family Homes / Maintain Master Plan Density (29)
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Other Responses:

No lot splits (19); Enforce Blight/Trash Laws (17); Add a Park in the Neighborhood / Tot Lot (15); Address American Legion Hall Problems (11); Pets on Leash or Fenced in (9); Add Sidewalks (6); No House Behind a House (5); Connect Guanonocque to Glen Court (4); Install Curb, Gutters, and Storm Drains on Side Streets (2); and No Spraying for West Nile Virus (1)

Next Step:

The Planning Commission will review the results of the visioning workshop on June 23, 2003 at 7:30 p.m. The meeting will be held in the American Legion Hall at 93 Churchill Road.

For more information contact:

Steve Cohen, City Planner
1827 N. Squirrel Road
Auburn Hills, MI 48326
Phone: 248-364-6941
scohen@auburnhills.org

**CITY OF AUBURN HILLS
SPECIAL PLANNING COMMISSION MEETING**

June 23, 2003

CALL TO ORDER: Chairperson Beckett called the meeting to order at 7:30 p.m.

ROLL CALL: Present: Beckett, Beidoun, Hurt-Mendyka, Kresnak, Marien (7:40), McKissack, Newkirk (7:35), Ouellette, Schoonfield
Absent: None
Also Present: City Planner Cohen, Deputy Police Chief Mynsberge, Mayor Mari Harvey-Edwards, Councilperson Kittle, City Engineer Katers, TIFA Chair Bennett
31 Guests

LOCATION: American Legion Post, 93 Churchill Road, Auburn Hills MI 48326

Mr. Beckett explained the Planning Commission is made up of Auburn Hills residents, appointed by the Mayor. The Planning Commission is a recommending body to the City Council, who reviews site plans, special land uses, and rezoning requests. There are also work study sessions, looking at different areas of the City and determining what the residents might like to see in their neighborhood.

Ms. Hurt-Mendyka reviewed the top five responses from the visioning meeting as follows:

1. Large Lots/Low Density Single Family Homes/Maintain Master Plan Density (29)
2. No Industrial or Industrial Access through Neighborhood Road (28)
3. Tie More Police Patrol on Streets/Speed Control/Improve Police Presence (23)
Tie Preservation of Wetlands (23)
5. Tie Add Street Lights for Safety (22)
Tie No Sidewalks (22)

Mr. Beckett introduced Deputy Police Chief Mynsberge, noting item number three pertained to the Police Department.

Deputy Police Chief Mynsberge explained the City has implemented Direct Patrol Units. This program is designed to send patrol units to problem areas. A traffic count was done on Churchill last year and the data indicates the number of cars traveling through the neighborhood and the speed they're traveling. The data collected from the Churchill count determined the speeds were within reason and the number of cars was concurrent with the number of houses in the neighborhood.

Deputy Police Chief Mynsberge advised the residents that if there is a problem in the neighborhood to contact the Police Department. He stated many times the speeders in a neighborhood are neighbors, especially in a closed neighborhood such as this. If that is the case, a police officer will go to the house and speak with the residents regarding their speed. Deputy Police Chief Mynsberge stressed that the Police Department was there to work with the residents of the community and patrol vehicles would be more visible in the area. He told residents to not to hesitate calling him or the police department.

Deputy Police Chief Mynsberge mentioned sidewalks are a much safer play area than the streets.

Ms. Hurt-Mendyka mentioned her neighborhood had a problem with speeders and with the help of the police department, her neighborhood held a traffic calming meeting. This meeting made the residents aware of different tactics that could be used to make the residents conscious of their speeds.

The meeting continued with the discussion of the top response of Large Lots/Low Density Single Family Homes/ Maintain Master Plan Density.

Mr. Cohen proceeded by explaining the process of rezoning, noting the current zoning problems and the use of the Master Land Use Plan. Mr. Cohen explained how it was possible for a developer to purchase and combine a number of lots to create a subdivision with the R-1 zoning district, which are small lots consisting of 8,400 sq. ft. and 70 feet wide. The R-1A zoning district requires a 20,000 sq. ft. lot with a width of 100 feet.

Mr. Cohen noted there are 45 parcels proposed to be rezoned from R-1 to R-1A and one parcel proposed to be zoned from R-4 to R-1A. As a result of the proposed rezoning, 20 parcels would become nonconforming parcels. Currently, six of those parcels are nonconforming as zoned because they do not meet the 70 foot width requirement in the R-1 district.

Mr. Cohen agreed there will be some properties that can be split. In response to Ms. Harvey-Edwards, Mr. Cohen noted there is a flood plain through a portion of the neighborhood, which is zoned R-4. The flood plain would prevent additional development on those properties; therefore, a rezoning isn't necessary. Mr. Cohen explained protected wetlands can not be destroyed without a permit from the Michigan Department of Environmental Quality.

Mr. Cohen explained under the current zoning, an owner of two adjacent lots, one being conforming and the other non-conforming, become one lot as lots 6 and 7 are. Lot 6 is 127 feet wide and lot 7 is only 93 feet wide. Under the R-1A zoning district you must have a width of 100 feet. Mr. Cohen stated this property owner could petition the Zoning Board of Appeals for a variance if he should choose to build on lot 7. Mr. Cohen stated a land exchange wouldn't be possible because of the way the house is situated on lot 6.

Moved by Mr. Newkirk to set a public hearing for August 7, 2003 at 7:30 p.m. in the City Council Chambers for rezoning property in the Churchill Neighborhood to the R-1A district.

Supported by Ms. Hurt-Mendyka.

VOTE: Yes: Beckett, Beidoun, Hurt-Mendyka, Kresnak, Marien, McKissack, Newkirk, Ouellette, Schoonfield

No: None.

Motion Carried (9-0)

Mr. Cohen noted the visioning meeting determined sidewalks were not wanted, however, the neighborhood master plan for the downtown area showed a possible connection of sidewalks from the Churchill neighborhood to the downtown area. Mr. Cohen asked if that was a dead issue and should be removed from the plan. Mr. Beckett stated the residents didn't want sidewalks, because they didn't lead anywhere, they just ended.

Concerning sidewalks, Ms. Katers explained sidewalks built to meet Oakland County standards are generally within seven feet from back of curb and to meet ADA requirements concrete walks are five feet wide and asphalt walks are eight feet wide. The sidewalks would be built on the south side and west side of Churchill. There would be a need for easements at different points, which would be a City Council matter. There is also a possibility of installing sidewalks along Rosetta. Ms. Katers noted Oakland County standards are not mandatory and she is aware of concerns because of the amount of space the sidewalks would take from the homeowners and how close to the homes the sidewalks would be. The sidewalks can be built closer to the road, lessening the amount of property that would be needed.

Streetlights were another issue that was listed as a priority for the neighborhood. One resident complained the lights from the American Legion property shining into his home. Mr. Beckett explained there is an ordinance pertaining to lighting and suggested the resident contact Ordinance Enforcement Officer Sells. It was also noted a survey had been sent to residents of the City asking them about streetlight concerns.

Mr. Newkirk noted the American Legion was a concern of the neighborhood.

Mr. Beckett mentioned that many of these issues should be taken before City Council by the residents for action. Mr. Schoonfield stated that the City Manager as well as the City Council is made aware of issues and concerns of residents by board members and through meeting minutes.

Responding to road concerns, Ms. Katers explained Auburn Road would be at least three lanes wide from Squirrel Road heading west to Opdyke Road. Curb and gutter will be constructed, preventing parking on the sidewalk and yards. Ms. Katers also explained Rosetta was not paved at the same time as Churchill, and curb and gutter was not included in the Rosetta paving project. Ms. Katers stated the City maintains a five year road maintenance program, and possibly curb and gutter could be constructed at that time for Rosetta. Ms. Katers stated there would be a sidewalk along Auburn Road.

Responding to the other responses, Mr. Beckett gave the following explanations:

There is a pet ordinance in the City that doesn't allow dogs to run free, but must be leashed.

There is an ordinance that does not allow a house behind a house, which became effective approximately six months ago.

Connecting two streets together is a decision to be made by the City Council.

It was noted there was a request for no spraying for the West Nile Virus.

The tot lots that have been constructed in the different neighborhoods seem to be used quite a bit by the area residents. Mr. Beckett was surprised at how often the tot lot in his neighborhood is visited. There are no lights in the tot lot; it is strictly a day light hour park that is maintained by the City. Mr. Beckett explained the City would look into what land may be available to purchase for a tot lot.

A resident had a concern with the vacant MDOT property at the end of Churchill. Mr. Cohen explained there is currently an ordinance in the works to allow the City to barricade or chain vacant property in an effort to reduce the nuisances that accompany vacant property. Mr. Cohen indicated the ordinance would be effective in a couple of months. An alternative would be to request a traffic control order that must be approved by the State. Mayor Harvey-Edwards mentioned MDOT agreed to install a break-away gate last year, which still has not been installed. It was mentioned there had been surveyors on the property and there were stakes in place, with the intent of installing a fence. Mr. Cohen stated he would look into the matter.

ANNOUNCEMENT OF NEXT MEETING - The next regularly scheduled meeting is June 26, 2003.

ADJOURNMENT

Moved by Mr. Schoonfield to adjourn the meeting.

Supported by Ms. Hurt-Mendyk.

VOTE: Yes: All

No: None

Motion carried

The meeting was adjourned at 8:40 p.m.

Kathleen Novak
Records Retention Clerk

NOTICE TO ALL RESIDENTS OF THE
CITY OF AUBURN HILLS

CITY-INITIATED REZONING

THERE WILL BE A PUBLIC HEARING by the City Planning Commission at the Civic Center, 1827 N. Squirrel Road, Auburn Hills, Michigan 48326, on **Thursday, August 7, 2003 at 7:30 p.m.** to consider the FOLLOWING CHANGES TO ZONING ORDINANCE NO. 372:

Case Number: RZ 03-05

Applicant: City of Auburn Hills

Sidwell Numbers: 14-25-302-019
14-25-303-004, 005
14-25-351-008, 012, 013, 014, 016, 017, 028, 029, 034
14-26-428-001
14-26-426-003, 005, 006, 007
14-26-427-001, 002, 012, 013
14-26-476-011, 012, 013, 014, 015, 018, 019, 020, 021, 022
14-26-477-007, 023, 028, 029, 030, 031, 033, 034, 035, 040, 041, 050
14-26-478-013, 025

General Location: Parcels are generally located within the Churchill Neighborhood
(Churchill, Rosetta, and Guanonocque Roads)

From present classification of R-1, One-Family Residential district to R-1A, One-Family Residential district or any other appropriate zoning district. The Planning Commission decision shall be in the form of a recommendation to City Council.

The purpose of the proposed zoning map amendment is to implement the future land use recommendations of the City's ***Master Land Use Plan*** and public input received at public meetings held on June 9, 2003 and June 23, 2003.

The proposed zoning map amendment may be examined at the Community Development Department, 1827 N. Squirrel Road during regular business hours.

Linda F. Shannon, City Clerk

(See Reverse Side)

NOTICE TO ALL RESIDENTS OF THE
CITY OF AUBURN HILLS

CITY-INITIATED REZONING

THERE WILL BE A PUBLIC HEARING by the City Planning Commission at the Civic Center, 1827 N. Squirrel Road, Auburn Hills, Michigan 48326, on Thursday, August 7, 2003 at 7:30 p.m. to consider the FOLLOWING CHANGES TO ZONING ORDINANCE NO. 372:

Case Number: RZ 03-06
Applicant: City of Auburn Hills
Sidwell Numbers: 14-25-376-003
General Location: 70 Churchill

From present classification of R-4, One-Family Residential district to R-1A, One-Family Residential district or any other appropriate zoning district. The Planning Commission decision shall be in the form of a recommendation to City Council.

The purpose of the proposed zoning map amendment is to implement the future land use recommendations of the City's **Master Land Use Plan** and public input received at public meetings held on June 9, 2003 and June 23, 2003.

The proposed zoning map amendment may be examined at the Community Development Department, 1827 N. Squirrel Road during regular business hours.

Linda F. Shannon, City Clerk

Question:

Why are some properties within the Churchill Neighborhood proposed to be zoned to the R-1A District?



Answer:

To change the current zoning to be consistent with the existing lot sizes within the neighborhood

The current zoning designated for the neighborhood is not consistent with the majority of lot sizes within the neighborhood. The Planning Commission invited neighborhood residents to meetings on June 9th and June 23rd to discuss this concern along with other issues facing the neighborhood (see attached minutes).

45 parcels within the neighborhood are proposed to be rezoned from R-1 to R-1A and 1 parcel is proposed to be rezoned from R-4 to R-1A.

Zoning	Minimum Lot Size	Minimum Lot Width
<u>Current Zoning</u> (1 parcel) R-4 District	6,000 sq. ft.	50 ft.
<u>Current Zoning</u> (45 parcels) R-1 District	8,400 sq. ft.	70 ft.
<u>Proposed Zoning</u> R-1A District	20,000 sq. ft.	100 ft.

In general, the purpose of the proposed City-initiated rezoning is to implement the residential density recommendations of the City's Master Land Use Plan to preserve the character of the neighborhood.

For further questions about the proposed City-initiated rezoning, please contact the Community Development Department at 248-364-6900 and/or attend the public hearing scheduled for Thursday, August 7, 2003 at 7:30 p.m. at the Auburn Hills City Hall, 1827 N. Squirrel Road.

Feel free to send written comments in advance of the meeting to the following:

Via U.S. Mail or Hand Delivery

Chairman Larry Beckett
and the Auburn Hills Planning Commission
Attn: RZ 03-05 and RZ 03-06
1827 N. Squirrel Road
Auburn Hills, MI 48326

Via E-mail:

scohen@auburnhills.org

City of Auburn Hills
Community Development Department
Planning and Zoning Services

1827 N. Squirrel Road - Auburn Hills, MI 48326
Phone: (248) 364-6941 Fax: (248) 364-6939
Website: www.auburn-hills.org

Monday, July 28, 2003

Chairman Larry Beckett and the
City of Auburn Hills Planning Commission
1827 N. Squirrel Road
Auburn Hills, MI 48326

RE: RZ 03-05, City of Auburn Hills
R-1 District to R-1A District

Dear Mr. Beckett:

We have had the opportunity to review this item and offer the following comments:

File No. RZ 03-05, City-initiated rezoning request of numerous parcels of property from R-1, One Family Residential district to R-1A, One Family Residential district. The properties are generally located within the Churchill Neighborhood (Churchill, Rosetta, and Guanonocque Roads).

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

14-25-302-019; 14-25-303-004, 005; 14-25-351-008, 012, 013, 014, 016, 017, 028, 029, 034; 14-26-428-001; 14-26-426-003, 005, 006, 007; 14-26-427-001, 002, 012, 013; 14-26-476-011, 012, 013, 014, 015, 018, 019, 020, 021, 022; 14-26-477-007, 023, 028, 029, 030, 031, 033, 034, 035, 040, 041, 050; and 14-26-478-013, 025

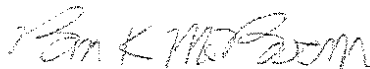
RECOMMENDATION

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

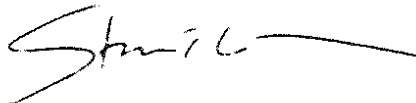
*The City's Master Land Use Plan depicts subject parcels as "residential" with a recommended density of 2.0 units per acre. **Therefore, we are recommending Approval of RZ 03-05 from R-1, One Family Residential district to R-1A, One Family Residential district based upon the Adopted Plan.***

If you have any questions regarding the above review, please contact us via phone at (248) 364-6900.

Respectfully submitted,



Brian K. McBroom, AICP
Community Development Director



Steven J. Cohen, AICP, PCP
City Planner

Attachment

City of Auburn Hills
Community Development Department
Planning and Zoning Services

1827 N. Squirrel Road - Auburn Hills, MI 48326
Phone: (248) 364-6941 Fax: (248) 364-6939
Website: www.auburn-hills.org

Monday, July 28, 2003

Chairman Larry Beckett and the
City of Auburn Hills Planning Commission
1827 N. Squirrel Road
Auburn Hills, MI 48326

RE: RZ 03-06, City of Auburn Hills
R-4 District to R-1A District

Dear Mr. Beckett:

We have had the opportunity to review this item and offer the following comments:

File No. RZ 03-06, City-initiated rezoning request to rezone property located at 70 Churchill Road from R-4, One Family Residential district to R-1A, One Family Residential district (Sidwell No. 14-25-376-003).

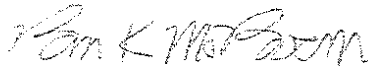
RECOMMENDATION

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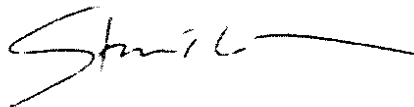
*The City's Master Land Use Plan depicts subject parcel as "residential" with a recommended density of 2.0 units per acre. **Therefore, we are recommending Approval of RZ 03-06 from R-4, One Family Residential district to R-1A, One Family Residential district based upon the Adopted Plan.***

If you have any questions regarding the above review, please contact us via phone at (248) 364-6900.

Respectfully submitted,



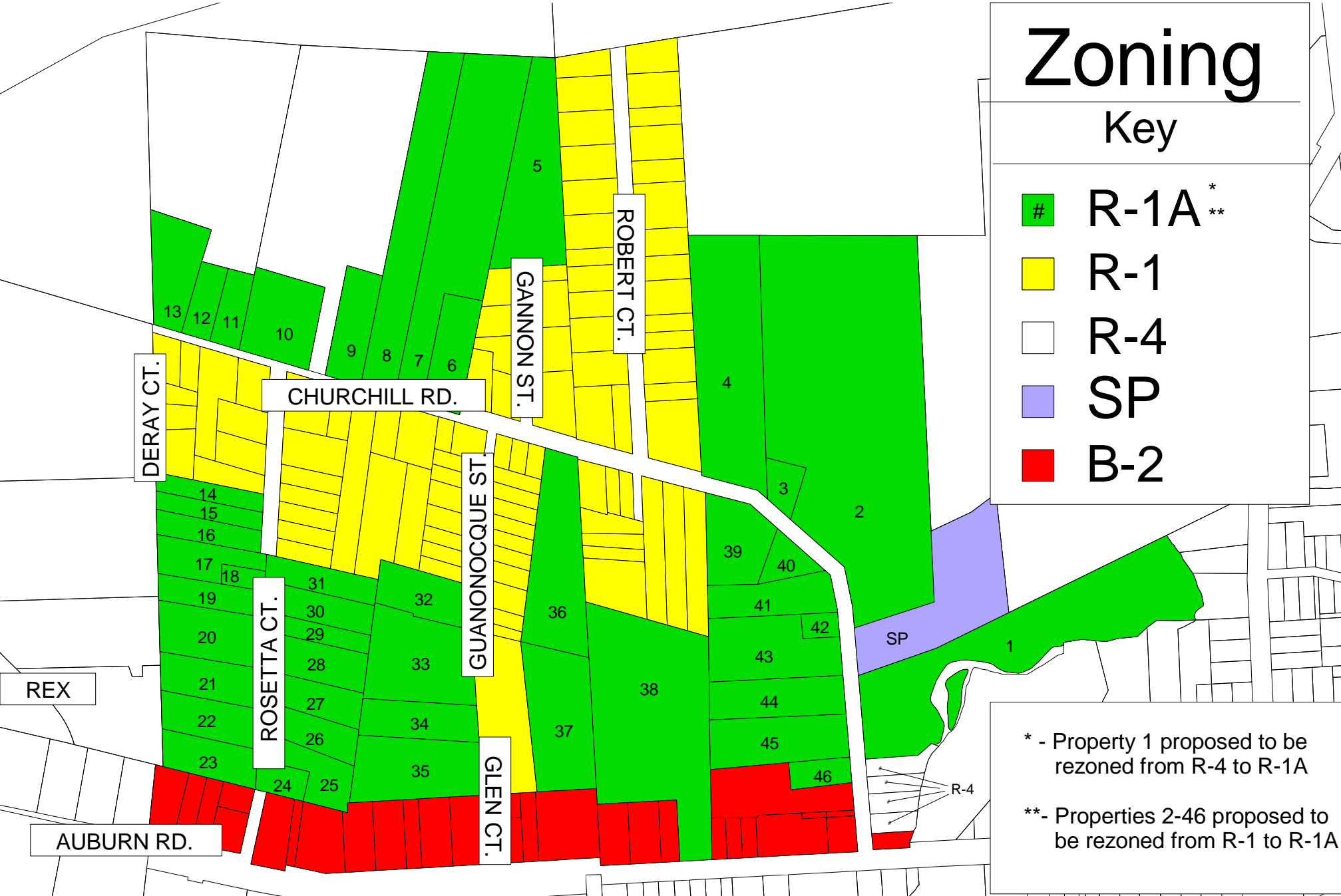
Brian K. McBroom, AICP
Community Development Director



Steven J. Cohen, AICP, PCP
City Planner

Attachment

Churchill Neighborhood Study



Churchill Neighborhood Study

Possible Rezoning to R-1A

R-1A District: 20,000 sq. ft. lot area / 100 ft. width

R-1 District: 8,400 sq. ft. lot area / 70 ft. width

R-4 District: 6,000 sq. ft. lot area / 50 ft. width

What is a legal nonconforming lot?

A lot which does not meet the required lot size and lot width for the zoning classification as stated in the City's Zoning Ordinance.

What would happen to a home that burns to the ground on a nonconforming lot?

The owner of any lot that exists today that becomes nonconforming due to a change in the zoning ordinance is entitled to build on that lot providing other ordinance requirements are met such as setbacks and maximum building height. You can't split a nonconforming lot to make it smaller.

Bold indicates lot would be legal nonconforming if rezoned to R-1A District (20 parcels)

Parcel I.D.	Name	Address	Sidwell Number	Lot Size	Width (Feet)
1	Harmon	70 Churchill	14-25-376-003	5.69 acres	275
2	Andrews	None	14-25-303-004	12.94 acres	541
3	Ament	3151 Churchill	14-25-303-005	16,717 sq. ft.	100
4	Gall	3093 Churchill	14-25-302-019	4.12 acres	229
5	MDOT	None	14-26-428-001	2.55 acres	253
6	Akin	2931 Churchill	14-26-427-013	1.08 acres	127
7	Akin	2911 Churchill	14-26-427-012	4.76 acres	93
8	Wilder	2887 Churchill	14-26-427-002	3.00 acres	116
9	Cuenca	2865 Churchill	14-26-427-001	1.00 acres	120
10	Damron	2797 Churchill	14-26-426-005	1.48 acres	235
11	Martinez	2785 Churchill	14-26-426-007	22,981 sq. ft.	100
12	Lopez	2773 Churchill	14-26-426-006	22,561 sq. ft.	96
13	Damron	2753 Churchill	14-26-426-003	1.21 acres	94
14	Nelson	141 Rosetta	14-26-476-011	21,011 sq. ft.	60
15	Kozakiewicz	131 Rosetta	14-26-476-012	20,751 sq. ft.	60
16	Spencer	121 Rosetta	14-26-476-013	26,308 sq. ft.	67
17	Navarre	111 Rosetta	14-26-476-014	34,320 sq. ft.	55
18	Spencer	101 Rosetta	14-26-476-015	9,313 sq. ft.	65
19	J. Flagg	93 Rosetta	14-26-476-021	29,734 sq. ft.	85
20	R. Flagg	77 Rosetta	14-26-476-022	1.3 acres	167
21	Brown	73 Rosetta	14-26-476-018	41,817 sq. ft.	132
22	Schwerin	65 Rosetta	14-26-476-019	40,612 sq. ft.	132
23	Hebel	45 Rosetta	14-26-476-020	38,843 sq. ft.	132
24	Henrici	32 Rosetta	14-26-477-028	16,353 sq. ft.	100
25	Bowie	44 Rosetta	14-26-477-031	38,087 sq. ft.	98
26	Fleishans	56 Rosetta	14-26-477-030	35,481 sq. ft.	98
27	Brown	58 Rosetta	14-26-477-029	36,441 sq. ft.	98
28	Shinouskis	66 Rosetta	14-26-477-007	43,525 sq. ft.	126
29	Petersen	86 Rosetta	14-26-477-033	21,949 sq. ft.	62
30	Vukovich	96 Rosetta	14-26-477-041	35,008 sq. ft.	98
31	Kile	106 Rosetta	14-26-477-040	31,286 sq. ft.	87
32	Firu	101 Guanonocque	14-26-477-050	41,886 sq. ft.	141
33	Williams	65 Guanonocque	14-26-477-023	2.19 acres	250
34	Hammond	45 Guanonocque	14-26-477-034	1.05 acres	121
35	D&F Property	None	14-26-477-035	1.9 acres	171
36	Smith	3016 Churchill	14-26-478-013	2.43 acres	100
37	OCDC	None	14-26-478-025	2.16 acres	225
38	Bunia	None	14-25-351-008	5.70 acres	105
39	Wright	3130 Churchill	14-25-351-012	1.24 acres	269
40	Lawson	3170 Churchill	14-25-351-013	18,622 sq. ft.	229
41	Boelter	97 Churchill	14-25-351-014	1.08 acres	111
42	Shaw	91 Churchill	14-25-351-028	9,593 sq. ft.	80
43	Powell	85 Churchill	14-25-351-029	1.8 acres	126
44	Spanke	75 Churchill	14-25-351-016	1.26 acres	126
45	King	55 Churchill	14-25-351-017	1.56 acres	148
46	Lehto	37 Churchill	14-25-351-034	17,221 sq. ft.	83

Excerpt
**CITY OF AUBURN HILLS
PLANNING COMMISSION MEETING**

August 7, 2003

CALL TO ORDER: Chairperson Beckett called the meeting to order at 7:30 p.m.

ROLL CALL: Present. Beckett, Beidoun, Hurt-Mendyka, Kresnak, Marien, Ouellette
Absent. McKissack, Newkirk
Also Present. City Planner Cohen
13 Guests

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

PETITIONERS

RZ 03-05, City of Auburn Hills – Public Hearing

(Sidwell Nos. 14-25-302-019; 14-25-303-004, 005; 14-25-351-008, 012, 013, 014, 016, 017, 028, 029, 034; 14-26-428-001; 14-26-426-003, 005, 006, 007; 14-26-427-001, 002, 012, 013; 14-26-476-011, 012, 013, 014, 015, 018, 019, 020, 021, 022; 14-26-477-007, 023, 028, 029, 030, 031, 033, 034, 035, 040, 041, 050; and 14-26-476-013, 025)

Mr. Beckett presented the request for approval to rezone property generally located within the Churchill Neighborhood (Churchill, Rosetta, and Guanonocque Roads) from present classification of R-1, One-Family Residential district to R-1A, One-Family Residential district or any other appropriate zoning district; and

RZ 03-06, City of Auburn Hills – Public Hearing

(Sidwell No. 14-25-376-003)

The request for approval to rezone property located at 70 Churchill from present classification of R-4, One-Family Residential district to R-1A, One-Family Residential district or any other appropriate zoning district.

Mr. Beckett opened the public hearing at 7:36 p.m.

Mr. Cohen introduced himself to the audience and briefly reviewed what transpired at the Neighborhood Visioning meetings. Mr. Cohen pointed out on his maps what properties were being proposed for the rezoning.

Mr. Cohen reviewed his RZ 03-05 letter dated July 28, 2003 with the following recommendations:

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

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

and

Mr. Cohen reviewed his RZ 03-06 letter dated July 28, 2003 with the following recommendation:

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

The City's Master Land Use Plan depicts subject parcel as "residential" with a recommended density of 2.0 units per acre. Therefore, we are recommending Approval of RZ 03-06 from R-4, One-Family Residential district to R-1A, One-Family Residential district based upon the Adopted Plan.

Mr. Cohen explained the different residential lot sizes found in this neighborhood, which range from 6,000 sq. ft. lot with 50-foot frontage (R-4), to 8,400 sq. ft. lot with 70-foot frontage (R-1), to 20,000 sq. ft. lot with 100-foot frontage (R-1A). He noted that R-1A is the largest residential zoning in the City.

Ms. Marian Spencer questioned why the rezoning suggests R-1A zoning or “any other appropriate zoning district”. Mr. Cohen explained it is the intent to rezone to R-1A, however if any property were to be left out of this rezoning or to change a particular parcel, there wouldn’t be a need to go through the entire public hearing process again.

Mr. Cohen explained it isn’t likely a house would be built behind a house on one of the deeper lots, because of the new ordinance stating a road must be constructed meeting the county road guidelines.

Ms. Nancy Damron stated she was no longer in favor of rezoning the property to R-1A zoning. With the R-1A rezoning she would be allowed only two splits as opposed to three splits with the R-1 zoning.

Mr. Gus Firu spoke extensively supporting his views on why the property in the neighborhood should not be rezoned to anything, other than what it is. He felt the City was trying to sway the residents into the rezoning.

Mr. Mark Nutt appreciates the City’s rezoning efforts, and understands the City by trying to protect the neighborhood. Mr. Nutt was interested in the possibility of sidewalks in the neighborhood and asked if, in the future, it may be a possibility. Mr. Nutt understood the concerns of those residents who are opposed to sidewalks because of the proximity to their homes. Mr. Cohen explained that, at any time, a citizen can contact the City to express an interest in sidewalks. Mr. Nutt was concerned with streets connecting in this subdivision. Mr. Cohen explained the City Council is adamant about not allowing industrial traffic to have access to residential roads. In addition, because of the severe grade change between Guanonaocque and Glen Ct., there would be no connection. Mr. Cohen explained it is ultimately the decision of the City Council to connect roads. There are many wetlands in the area, which would also prohibit many of the roads from being connected. Mr. Beckett assured Mr. Nutt that the main issues brought up in the visioning meetings would be addressed.

Mr. Walter Spencer stated he was concerned that if Mr. Ray develops the land that the state doesn’t need, there will be access to Churchill and Rosetta. Ms. Hurt-Mendyk explained this property is zoned T&R, Technology and Research and would need to be rezoned to residential. Mr. Cohen stated City Council would need to be consulted regarding speed bumps. Mr. Spencer stated he is definitely against sidewalks.

In response to the Planning Commissioners, many of the residents indicated there is still a problem with dumping and partying on the MDOT property. They also indicated that, except for controlling skateboarders, there hasn’t been much of an increase in police patrol.

Mr. Craig Akin stated he felt voting at the visioning meeting was somewhat misleading regarding the lot sizes; there wasn’t an opportunity to vote against large lots. Mr. Beckett stated the basic purpose of these meetings is to discuss neighborhood concerns with the residents and determine what they’d like to see done. Mr. Akin stated that was not a concern of his group, therefore it wasn’t considered.

Mr. Kresnak stated he understood why there was concern with some of the neighbors regarding the change in the zoning district that would prohibit property splits for some. He wasn’t sure if he agreed with the rezoning, either. Mr. Kresnak pointed out that the neighbors that were present this evening were generally against the rezoning, and their voice should be heard and taken into consideration, noting there was no attendance by those neighbors wanting the rezoning. Ms. Hurt-Mendyk stated, as in previous instances, those who want the rezoning do not attend the rezoning public hearings, because they are under the impression that since they attended the visioning meetings and already made clear to the Planning Commission that this is what they want. They don’t feel there is a need to attend a public hearing assuming the Planning Commission will follow through on the intent from the visioning meetings. Many of the other Planning Commissioners agreed with Ms. Hurt-Mendyk.

Since there were no further questions, Mr. Beckett closed the public hearing at 8:50 p.m.

Moved by Mr. Ouellette to recommend to City Council approval of RZ 03-05, City of Auburn Hills from R-1, One-Family Residential district to R-1A, One-Family Residential district.

Supported by Ms. Marien.

VOTE: Yes: Beckett, Beidoun, Hurt-Mendyka, Marien, Ouellette

No: Kresnak

Motion Carried (5-1)

Moved by Mr. Beidoun to recommend to City Council approval of RZ 03-06, City of Auburn Hills from R-4, One-Family Residential district to R-1A, One-Family Residential district.

Supported by Ms. Hurt-Mendyka.

VOTE: Yes: Beckett, Beidoun, Hurt-Mendyka, Marien, Ouellette

No: Kresnak

Motion Carried (5-1)

Excerpt
The City of Auburn Hills
Regular City Council Meeting

August 25, 2003

CALL TO ORDER: Mayor Harvey-Edwards called the Regular City Council Meeting to order at 7:00 p.m. with the Pledge of Allegiance.

ROLL CALL: Present. Mayor Harvey-Edwards, Mayor Pro Tem Pillsbury, Council Members Kittle, Knight, McDonald, Newkirk, Sendegas
Absent. None
Also Present. City Manager Ross, Assistant City Manager Tanghe, City Clerk Shannon, Community Development Department Director McBroom, Manager of Public Utilities Melchert, Police Chief Olko, City Engineers Westmoreland and Budry, Planning Commissioners Hurt-Mendyka and Marien, Tax Increment Finance Authority Chair Bennett, City Attorney Beckerleg
18 Guests

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

9d. RZ 03-05, City of Auburn Hills; and

9e. RZ 03-06, City of Auburn Hills

Mr. McBroom presented the City-initiated requests to rezone property located within the Churchill Neighborhood (Churchill, Rosetta and Guanonocque Roads) from its current classifications to R-1A, One-Family Residential. He noted the Planning Commission recommended approval of the requested rezoning of 46 properties and felt the proposals were consistent with the City's Master Land Use Plan adopted on November 7, 2002 and the comments received at neighborhood meetings held on June 9, 2003 and June 23, 2003.

Mr. Pillsbury reported phone calls from the following residents who are opposed to the rezoning:

- Mr. Firu – Parcel # 32
- Mr. Williams – Parcel # 33
- Mrs. Damron – Parcel # 13

Mr. Pillsbury was uncertain as to why Mr. Firu and Mr. Williams were not present to state their objections, but explained that Mrs. Damron was not able to attend and asked Mr. Pillsbury to request, on her behalf, that her property be excluded from the rezoning. Mr. McDonald stated that, because the intent of the rezoning is to avoid parcel splits in the Churchill neighborhood, he is opposed to excluding individual properties.

Ms. Hurt-Mendyka reported approximately one-third of the neighborhood residents attended the visioning meetings. Her overall feeling was that the residents were in favor of maintaining the character of their neighborhood at its current level.

Mr. Beckerleg advised that a property owner can apply for a zoning variance to split a lot that does not meet the R-1A frontage requirement.

Mr. Knight contended Lot #'s 18 & 42 should remain R-1 because the small size of the two lots would make them extremely non-conforming. Mr. Beckerleg noted that both Lot # 18 and Lot # 42 would still be buildable lots under R-1A and explained that leaving them zoned R-1 could be construed as spot zoning.

Moved by Mr. McDonald to accept the Planning Commission's recommendation and approve RZ 03-05, City of Auburn Hills from R-1, One-Family Residential to R-1A, One-Family Residential, (Sidwell Nos. 14-25-302-019; 14-25-303-004, 005; 14-25-351-008, 012, 013, 014, 016, 017, 028, 029, 034; 14-26-428-001; 14-26-426-003, 005, 006, 007; 14-26-427-001, 002, 012, 013; 14-26-476-011, 012, 013, 014, 015, 018, 019, 020, 021, 022; 14-26-477-007, 023, 028, 029, 030, 031, 033, 034, 035, 040, 041, 050; and 14-26-478-013, 025).

Supported by Ms. Sendegas.

Mr. Knight asked about excluding the lots listed by Mr. Pillsbury. Mr. Beckerleg advised that excluding Lot # 32 and Lot # 33 might be okay because they would adjoin an R-1 District. He felt that excluding Lot # 13 could be construed as spot zoning.

VOTE: Yes: Harvey-Edwards, Kittle, Knight, McDonald, Newkirk, Pillsbury, Sendegas

No: None

RESOLUTION NO. 03.08.223

Motion carried (7-0)

Moved by Mr. Newkirk to accept the Planning Commission's recommendation and approve RZ 03-06, City of Auburn Hills from R-4, One-Family Residential to R-1A, One-Family Residential, (Sidwell No. 14-25-376-003).

Supported by Mr. Knight.

VOTE: Yes: Harvey-Edwards, Kittle, Knight, McDonald, Newkirk, Pillsbury, Sendegas

No: None

RESOLUTION NO. 03.08.224

Motion carried (7-0)