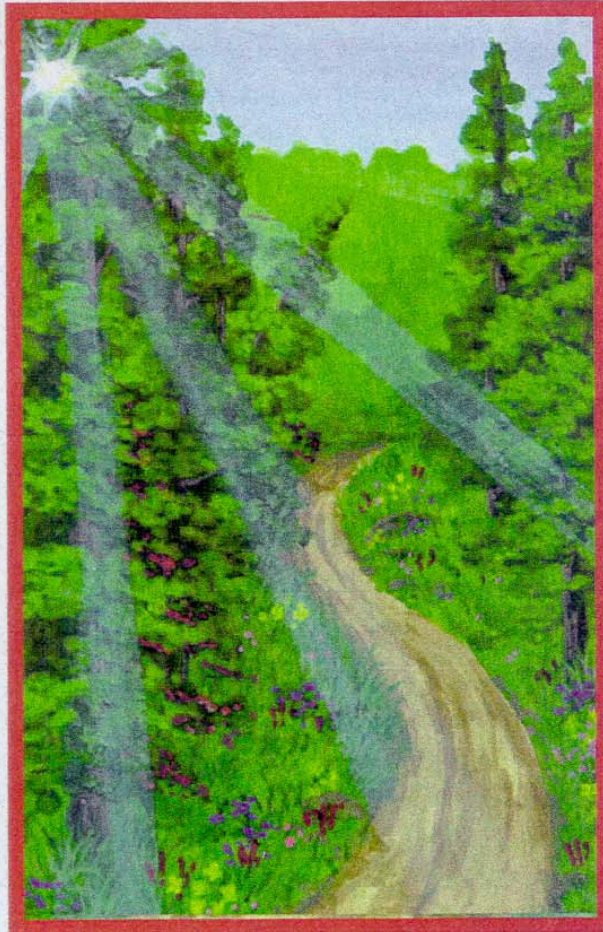


**City of Auburn Hills**  
**Oakland County, Michigan**



**Northeast Corner**  
**Neighborhood**  
**Master Plan**

# **LIST OF OFFICIALS**

## **City Council**

Mayor Tom McMillin  
Mayor Pro Tem Margaret Cooper  
Mari Harvey-Edwards  
Henry Knight  
James McDonald  
Daniel Pillsbury  
Kay Sendegas  
Michael Davis (Served until August 31, 2000)

## **Planning Commission**

Chairperson Larry Beckett  
Vice-Chairperson Gregory Ouellette  
Secretary Glen Schoonfield  
Sam Beidoun  
Margaret Cooper  
Cheryl Marien  
Tammy Hurt-Mendyka  
Ted McKissack  
Wade Spurlin  
Albert DeClerck (Served until February 15, 2001)  
Carolyn Shaw (Served until October 5, 2000)

## **City Manager**

William R. Ross

## **Legal Council**

Secrest, Wardle, Lynch, Hampton, Truex & Morley, P.C.  
Derk W. Beckerleg, Esq.

## **Community Development Director**

Brian K. McBroom, AICP

## **City Planner**

Steven J. Cohen, AICP, PCP

***The City Council and Planning Commission would like to thank all those who provided their input and assistance throughout the course of the master planning process.***

# ***Northeast Corner Neighborhood Master Plan Overview***

This document serves as the official record of the nine month planning process which resulted in the formulation of the *Northeast Corner Neighborhood Master Plan*. The Northeast Corner is the area bounded to the north by Dutton Road, south by Walton Boulevard, west by M-24, and east by the City of Rochester Hills border.

## **What is the Northeast Corner Neighborhood Master Plan?**

The *Northeast Corner Neighborhood Master Plan* is a policy guide created to assist City officials, residents, and land developers in preparing for future growth and change within the Northeast Corner.

This plan is a powerful expression of the City's intentions, ultimately serving as a basis of support for the Zoning Ordinance. It can improve the City's legal basis when making zoning decisions, as the courts have consistently found that one of the methods in determining the "reasonableness" of a Zoning Ordinance is whether it is in conformance with the Master Plan. Without a Master Plan, the "presumption of validity" can be found lacking, leaving the City more vulnerable to a negative ruling.

The *Northeast Corner Neighborhood Master Plan* serves as an official amendment to the City's Generalized Long Range Master Land Use Map, which will be implemented through the Zoning Ordinance and other municipal codes.

## **Why does the City need a Master Plan for the Northeast Corner?**

In recent years, the following residential projects have been approved, or received preliminary approval, by the City Council to be developed within the Northeast Corner:

*Hawthorn Forest Subdivision* (1993)  
127 homes on 85.09 acres / 1.49 homes per gross acre

*Heritage in the Hills Site Condominiums* (1998)  
281 homes on 154.39 acres / 1.82 homes per gross acre

*Paramount Estates Site Condominiums* (1995)  
72 homes on 35.00 acres / 2.06 homes per gross acre

*Glen Arbors Condominiums* (2001)  
94 homes on 36.71 acres / 2.56 homes per gross acre

*Thornhill Subdivision* (1999)  
52 homes on 20.00 acres / 2.60 homes per gross acre

*Shimmons Woodgrove Subdivision* (2000)  
53 homes on 16.09 acres / 3.30 homes per gross acre

The City anticipates additional residential projects being developed within the study area in years to come as developers try to tap into the new real estate markets. It appears that the area is well suited for residential development geared toward “empty nesters” as baby boomers begin to age and “young professionals” and workers from local businesses look for places to live close to work.

After decades of little change, the City and residents of the Northeast Corner are expected to be faced with numerous development proposals. This plan is the City's opportunity to comprehensively direct its future, rather than react in a “knee-jerk” fashion to each development proposal or issue. This approach is necessary, since bad land use decisions will remain as reminders for generations.

### **Who was involved with the development of the Master Plan?**

The minutes provided within this document serve as testimony of the great amount and debate, deliberation, and research the City Planning Commission, City staff, and residents went through to create this plan. Members of the City Council and other City Boards were also active participants in the formation of the plan.

Throughout the planning process, residents were encouraged to express their opinions through a series of workshops. All ideas were heard and taken into consideration. This document translates many of these ideas into the master land use map, which is intended to promote quality development which complements the unique character of the Northeast Corner.

The highlight of the planning process was the outstanding public participation in establishing the goals for the plan. The Planning Commission sponsored an event called ***Charting a Vision for the Future: Neighborhood Visioning Meeting*** on October 5, 2000, in which over 100 persons attended. Those attending were active participants in the meeting. They were divided into 13 groups (8 people in each) and asked to answer the following question: *“What do you want/not want the Northeast Corner to look like in the future?”*

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 five responses to the question by placing colored stickers on the summary list. The following is the final tally of the participants' top five responses.

#### First Priority

Save large trees/woodlands and wetlands

#### Second Priority

Adopt “open space” requirements for residential areas

#### Third Priority

Become part of the Rochester Hills or Avondale School District

#### Fourth Priority

Change current residential density requirement, lower density, and improve R-1 zoning

#### Fifth Priority

City acquire vacant/wetlands types of lands



## **What are the Master Plan's goals?**

After reviewing the results of the neighborhood visioning meeting, the Planning Commission formulated the following goals for the *Northeast Corner Neighborhood Master Plan*:

### **First Goal**

"Preserve open space and natural features by lowering allowable densities, adopting open space zoning regulations and setting aside sensitive natural lands as permanent conservation areas"

### **Second Goal**

"Encourage additional residential development and vary densities so as to offer a range of housing options, while prohibiting further commercial and industrial development within existing residential areas"

### **Third Goal**

"Explore, with the next update of the 1999 Recreation and Pathway Master Plans, the possibility of adding additional recreational facilities, such as bike paths, pocket parks, a golf course and cross country ski trails"

### **Fourth Goal**

"Pursue needed public and private traffic improvements to accommodate the additional residential development"

### **Fifth Goal**

"Explore additional streetscape improvements along public roads in the area to improve community character"

*(Note: The issue of amending the school district boundary from Pontiac to another district was discussed at length during the planning process. The City provided information on the process of amending school district boundary, but left this issue to individual property owners to pursue.)*

## **What does the Northeast Corner Master Plan Map represent?**

The attached *Northeast Corner Neighborhood Master Plan Map* shows the following planned land use and road classifications for the neighborhood study area.

### **Planned Land Use Classification**

#### **Single-Family Residential**

(2.0 units per gross acre - Traditional Development)

(2.5 units per gross acre - Open Space Development)

The City wishes to encourage new residential projects to preserve open space and be consistent with the gross density found in the Hawthorn Forest Subdivision (1.49), Heritage in the Hills Site Condominiums (1.82), and Glen Arbors Condominiums (2.56). These developments have been developed around woodlands, wetlands, and open spaces consistent with the character of the Northeast Corner neighborhood.

For those developers who wish to develop traditional or conventional residential developments such as the Thornhill Subdivision or Simmons Woodgrove Subdivision, the City would desire to have these projects be developed with larger lots. While the exact lot size will be determined during the Zoning Ordinance amendment process, this plan recommends a density of two units per gross acre.

Amendments to the Zoning Ordinance will be necessary to lower density requirements and create open space development standards. These amendments are expected to be finalized within a few months after the adoption of the plan.

#### Single-Family Residential Transitional

An area on the plan was identified as single-family transitional due to its unique relationship of being a transitional area between the Beacon Hill and Knollwood Place Apartments to the south, Courtyard Manor and Meadow of Auburn Hills Senior Housing projects to west, and low density detached single-family homes to the north. The City wishes to encourage the property to be developed as owner-occupied homes with open spaces. Attached housing styles may be warranted for sound development of the area.

#### Single-Family Residential

These areas represent existing single-family residential development in the Walton Heights Manor Subdivision and the proposed Meadowbrook Grove Condominiums. The Will Rogers Elementary school is also under this land use designation.

#### Multi-Family Residential

These areas represent existing multifamily developments such as Beacon Hill Apartments, Knollwood Place Apartments, Courtyard Manor (Senior Housing), Meadow of Auburn Hills (Senior Housing), Auburn Hills Apartments, Oakland Square Co-ops, Meadowbrook Villas Condominiums, Meadowbrook Village Apartments, Townhomes of Meadowbrook, and Lake in the Hills Mobile Home Park.

#### Non-Residential

These areas represent existing commercial developments along Walton Boulevard and existing industrial developments along M-24.

#### Non-Residential Transitional

This designation has been placed on the east portion of the "Fons Landfill" which is located west of Bald Mountain Road, south of Dutton Road. Understanding that the property is unsuitable for residential development, the Planning Commission placed this land use designation to encourage high tech/office types of developments which would be sensitive to the adjacent residential areas to the south and east. No direct vehicular access will be permitted to Bald Mountain Road.

#### Wet and Low Areas

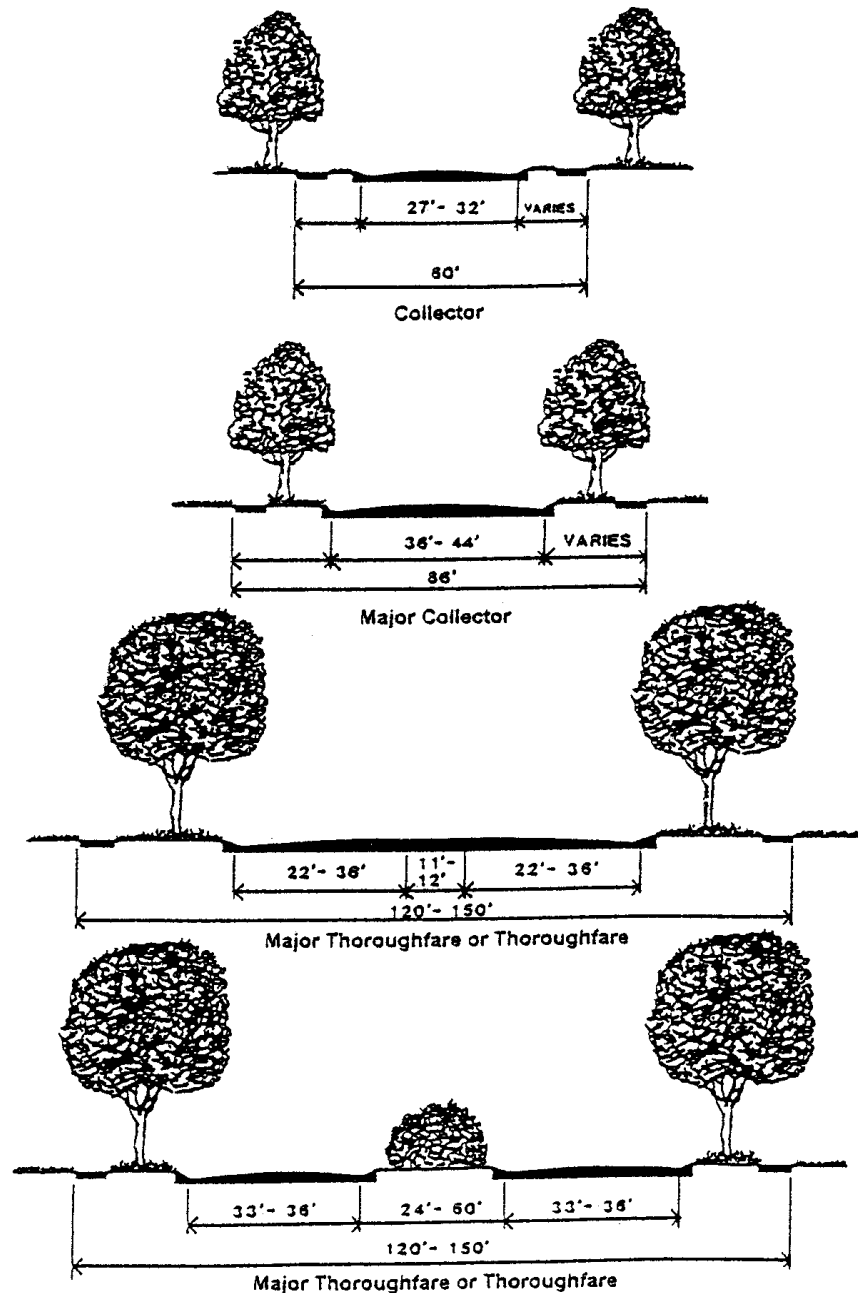
Wetlands and low areas are shown on the map as a warning that some areas may have environmental constraints. These wet areas are not precisely shown and final boundaries will require field analysis and determination.

### **Planned Road Classifications**

Two amendments to the *1995 City of Auburn Hills Thoroughfare Plan* are recommended: (1) Eliminate the connection between Dexter and Bald Mountain from the plan due to extensive wetlands between the two roads; (2) Plan for Dutton Road to be constructed as a boulevard at build-out, therefore the planned right-of-way (R.O.W.) has been

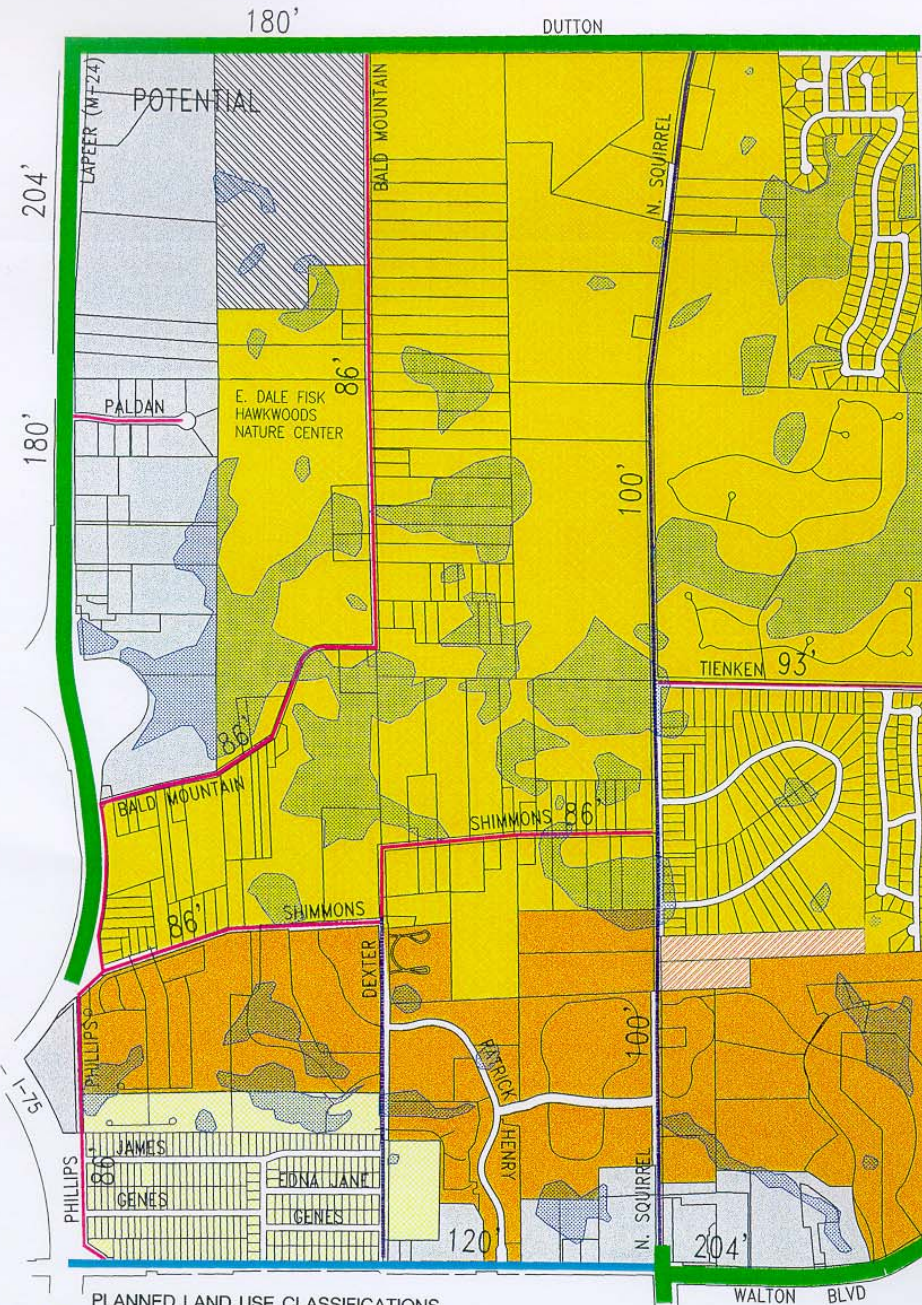
increased from 120 feet to 180 feet. This improvement will require coordination with the Road Commission for Oakland County and Orion Charter Township.

“Major Thoroughfares” and “Thoroughfares” (R.O.W. anticipated between 100 feet and 204 feet) planned in the Northeast Corner are Lapeer Road, Dutton Road, and Walton Boulevard. “Major Collectors” in the study area are Squirrel Road and Dexter Road. All other roads are collectors and local residential streets.



## Typical Roadway Cross Sections

Diagram Created by Barton-Aschman Associates, Inc.



THIS PLAN IS INTENDED TO SHOW GENERALIZED LAND USE AND IS NOT INTENDED TO INDICATE PRECISE SIZE, SHAPE OR DIMENSION. THESE PROPOSALS REFLECT FUTURE LAND USE RECOMMENDATIONS AND DO NOT NECESSARILY IMPLY SHORT RANGE ZONING PROPOSALS.

WETLANDS ARE ALSO NOT PRECISELY SHOWN; FINAL BOUNDARY DETERMINATIONS REQUIRE FIELD ANALYSIS AND DETERMINATION.

THIS ILLUSTRATION OF THE MASTER PLAN, TOGETHER WITH OTHER DESCRIPTIVE MATTER, WAS DULY ADOPTED BY PLANNING COMMISSION RESOLUTION ON APRIL 9, 2001.

*Harry D. Beckett*  
CHAIRPERSON

*B. Schenck*  
SECRETARY



#### PLANNED LAND USE CLASSIFICATIONS

- SINGLE FAMILY RESIDENTIAL  
(2.0 UNITS PER GROSS ACRE - CONVENTIONAL DEVELOPMENT)
- SINGLE FAMILY RESIDENTIAL  
(2.5 UNITS PER GROSS ACRE - OPEN SPACE DEVELOPMENT)
- SINGLE FAMILY RESIDENTIAL TRANSITIONAL
- MULTIPLE FAMILY RESIDENTIAL
- NON-RESIDENTIAL
- NON-RESIDENTIAL TRANSITIONAL  
(TECHNOLOGY / OFFICE DEVELOPMENT)
- WET AND LOW LAND AREAS

#### PLANNED ROAD CLASSIFICATIONS

- MAJOR THOROUGHFARE (150' - 204' R.O.W.)  
(5 LANES OR BOULEVARD)
- THOROUGHFARE (100' - 120' R.O.W.)  
(3 - 5 LANES)
- MAJOR COLLECTOR (86' - 100' R.O.W.)  
(2 - 3 LANES)
- COLLECTOR (60' - 86' R.O.W.)  
(2 LANES)

# NORTHEAST CORNER NEIGHBORHOOD MASTER PLAN

CITY OF AUBURN HILLS  
OAKLAND COUNTY, MICHIGAN

CITY OF AUBURN HILLS PLANNING COMMISSION

ORCHARD, HILTZ & MCCLIMENT, INC.



3450 Schaeffert Road  
Livonia, MI 48150  
(734) 522-4711

IN COORDINATION WITH THE CITY OF AUBURN HILLS  
COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING AND ZONING SERVICES



**"Excerpt"**  
**CITY OF AUBURN HILLS**  
**SPECIAL JOINT CITY COUNCIL/PLANNING COMMISSION MEETING**

**July 24, 2000**

**CALL TO ORDER-CITY COUNCIL:** Mayor McMillin called the Special City Council Meeting to order at 7:04 p.m. with the Pledge of Allegiance

**ROLL CALL:** Present. City Council: Mayor McMillin, Mayor Pro Tem Cooper, Council Members Harvey-Edwards, Pillsbury, Sendegas  
Absent. Council Members Davis, McDonald  
Also Present. Brownfield Redevelopment Authority: Chair Capen, Authority Member Love  
Environmental Review Board: Chairperson Kresnak, Vice Chairperson Peters, Board Member Rowe  
City Manager Ross, Department of Public Works Director Culpepper, Community Development Director McBroom, City Planner Cohen, Clerk Venos, Police Chief Olko, Recreation Director Marzolf, Manager of Public Utilities Melchert, City Engineers Hiltz and Westmoreland,  
TIFA Board Member Bennett, City Attorney Beckerleg  
16 Guests

**LOCATION:** Large Conference Room, Auburn Hills Public Library, 3400 E. Seyburn, Auburn Hills MI 48326

**CALL TO ORDER-PLANNING COMMISSION:** Vice Chairperson DeClerck called the Special Planning Commission Meeting to order at 7:45 p.m.

**ROLL CALL:** Present. Planning Commission: Vice Chairperson DeClerck, Commissioners Hurt-Mendyka, McKissack, Ouellette, Schoonfield, Shaw, Spurlin  
Absent. Chairperson Beckett

Mr. DeClerck suggested the meeting be run as one group discussion with questions going through the Mayor.

Mr. McMillin noted the presence of Brownfield Redevelopment Authority and Environmental Review Board members and welcomed input from them.

**5. NEW BUSINESS**

**5a. Presentation Regarding Development Analysis of the Northeast Quadrant of Auburn Hills**

Mr. Ross explained the meeting is an opportunity for the Planning Commission and City Council to work together on developing a neighborhood plan for the northeast portion of Auburn Hills. He noted the current master land use plan was developed on a large scale and was intended to give a general view of long range development, while the present discussion is aimed at more specific neighborhood planning. Mr. Ross expressed the need to involve residents in the process through neighborhood meetings, and pointed out that no action is also an option.

Mr. Ross explained, in response to a question from Mr. McMillin, the meeting was posted as required by the Open Meetings Act and was noticed on the City's web site. He explained the staff chose not to advertise the meeting in order to give the Planning Commission and City Council an opportunity to first discuss the issue and decide on which direction to take. Mr. Ross strongly advised including as many residents as possible in the process.

Ms. Harvey-Edwards questioned the impetus for the development analysis. Mr. Ross explained it was done in response to concerns expressed by the Planning Commission about what is happening in the neighborhood.

Mr. McMillin questioned anticipated action over the next three to six months. Mr. Ross suggested refining the comprehensive development plan, examining whether the Fons landfill is suitable for residential development, considering zoning changes, such as new zoning districts or rezoning, determining if there is recreational open space which should be preserved and reviewing transportation issues.

Mr. Cohen presented a general overview of his analysis report, noting that a build out analysis is a typical tool used to project the final result if everything is developed as zoned. The assumptions used in the analysis are:

1. Schools, churches and park land will never be developed.
2. Future development will occur at 3.2 units per gross acre.
3. Population estimates are based on 2.3 people per household.
4. The study area is south of Dutton, west of the Rochester Hills/Auburn Hills boundary, north of Walton and east of Lapeer, with the main concentration being on residential land.

Mr. Cohen highlighted current and future development aspects of the four study areas:

Area 1 Only 7% of the land is left to be developed, which will accommodate 93 additional units, and 214 extra people.

Area 2 Located south of Dutton, east of Bald Mountain, and west of Squirrel Road, it contains only 49 units currently, with a future possibility of 1280 units. Build out will change the area from containing one unit per 10.7 acres to containing 2.45 units per gross acre. Questions to ask: Can our roads and City services handle the additional traffic and people? Will the development cause any detriment to our tax base? Is that kind of high density the right character for the area?

Area 3 Located south of Area 2 and north of Area 4, contains predominant wetlands. The Shimmons Woodgrove development in the area was not planned with any open space and begs the question, "Is that the type of development the City desires for that area"?

Area 4 High density area with only two small pieces left to be developed: one 5-acre piece and one 1-acre piece.

Mr. Cohen briefly outlined road improvements planned for the study area:

- Dutton Road will be a thoroughfare connecting with M-24.
- Squirrel Road will be paved to Dutton Road and be a major collector road.
- Walton Blvd. and Lapeer Road are both major thoroughfares.

Mr. Cohen noted current densities don't provide incentives for open space planning, and indicated this discussion is an opportunity to be proactive. He asked for input from the Planning Commission and City Council regarding their thoughts about what is going on in the study area.

Ms. Hurt-Mendyka asked if the City can supersede the recently enacted land division act recently with zoning, perhaps by creating new zoning districts. Mr. Beckerleg indicated some communities have guidelines which are more stringent than those contained in the Act. Mr. Ross confirmed that the zoning code could contain specific ideas for the study area. Mr. Beckerleg noted that not everything created by a land split has to be buildable.

Mr. Pillsbury voiced concern with the high density of the Shimmons Woodgrove subdivision, noting the study area is the only open, natural area left in the City and needs to be preserved. He expressed hope that the City can preserve as much open space as possible in the area.

Mr. Cohen confirmed for Mr. McMillin that R-1 is the City's largest lot size and, in comparison with other communities, is very small.

Mr. Cohen and Mr. McBroom, as requested by Ms. Cooper, listed the following parcels in the study area as being considered for development:

- Property on south end of the area, north of Knollwood Place apartments. Mr. Cohen receives weekly calls from a developer looking to build multiple unit housing.
- 40 acres north of Shimmons. Developer is interested in adapting lot sizes and widths through a PUD, but has not yet submitted a plan.
- North of Heritage Hills. ZBA approval has been received for 94 duplex units.
- Fons parcel. Development company is interested in developing parcel as nonresidential. The parcel is 100 acres, 60 acres of which is zoned residential. The rest is zoned light industrial.

Mr. Ross reported the Road Commission is considering selling their property west of Squirrel, on the south side of Dutton. He noted the eastern portion of the property is in the Orion school district.

Mr. Knight suggested the key is deciding how much density the City wants. He voiced his opinion that the study area should be less dense, perhaps two units per acre, and a new zoning classification created that builds in flexibility, and recognizes the need for more open space to provide balance to the community. Mr. Knight also suggested calling a 90-180 day moratorium to come to a conclusion.

Mr. Cohen clarified for Mr. McMillin some of the zoning options: 1) Changing existing zoning definitions; 2) Creating new zoning districts; or 3) Having a density overlay. He listed the density of current developments:

- Heritage Hills - 1.82 units/acre. Average lot size - 6,000 sq. ft.
- Hawthorn Forest - 1.49 units/acre.
- Proposed Glen Arbors project - 2.56 units/acre.
- Proposed Thornhill project - 2.6 units/acre.

Mr. McMillin pointed out there will be two types of residents: those wanting to stay in the area long term, and those wanting to sell out, whose objectives will be diametrically opposed.

Mr. Beckerleg, giving an example of creating a new R-1A zoning district which increases required lot size by 3,000 square feet, noted that there will be a couple of problem parcels where the new zoning might zone away the owner's ability to build, which the courts equate with a taking. He suggested those parcels can be addressed through variances, and pointed out the need to be flexible.

Ms. Harvey-Edwards why Hawthorn Forest and Heritage Hills were rezoned to R-3. Mr. Cohen explained the developers needed flexibility, because of wetlands, to have larger lots but similar widths. Ms. Harvey-Edwards questioned the zoning for the Glen Arbor development. Mr. McBroom explained it is zoned R-1, which allows duplexes with special land use approval.

Ms. Harvey-Edwards questioned the parcels zoned special purpose in the study area. Mr. Cohen noted they are senior housing. Ms. Harvey-Edwards suggested R-1 zoning be retained and the City be more selective about projects. Mr. Cohen explained that approach is not permissible. Mr. McBroom indicated most of the projects in the study area, especially in Area 1, have been nicely developed as currently zoned, but have been partly dictated by the physical character of the properties, such as wetlands. He also pointed out the developers have been particularly conscientious. Ms. Harvey-Edwards suggested that, given the existence of the wetlands, and with encouragement from City staff, the area could be left as an R-1 district and developers could be persuaded to develop sites in a manner similar to Heritage Hills. Mr. McBroom explained the majority of the vacant land does not have physical constraints which would dictate open space. Ms. Harvey-Edwards suggested the 60 acre Bald Mountain area could be left as an R-1 district. Mr. McBroom estimated 180 homes could be built on the parcel under current zoning. Mr. Cohen noted that 79% of the land in Area 2 can be developed with a total of 1231 additional units.

Ms. Harvey-Edwards proposed that Area 2 is the only area of major concern. Mr. Cohen suggested Area 3 is of more immediate concern since it will probably be the next area to be development as development

moves north. Ms. Harvey-Edwards asked Mr. Cohen and Mr. McBroom what density they would like to see in Areas 2 & 3. Mr. McBroom suggested the desired direction be determined before methods are discussed.

Mr. Kresnak asked why the City hasn't considered extending Tienken Road to the west. Mr. Knight explained the wetland has always be the potential deterrent, making an extension impractical.

Mr. Kresnak, citing the increasing population in the northern area of the City, asked if Pontiac Schools might build new facilities in the study area. Mr. Ross indicated the Pontiac schools district is in a cut back mode and is holding discussions about closing existing schools.

Mr. Kresnak voiced his opinion that as the City goes through the process of adding development the first things that need to be done are improving Dutton and completing Squirrel to alleviate the traffic pressure on those roads. Mr. Ross, noting that Dutton is Road Commission road, indicated the City has discussed extending it from Bald Mountain to M-24 and connecting it to Brown and the Road Commission is interested. He reported the 2001 City budget will include funds to finish the paving of Squirrel to Dutton. Mr. Ross also reported that a developer has raised the question of reserving a site for a charter school to be developed in partnership with the neighborhood.

Mr. Ouellette said he would like to see the City avoid another development like Shimmons Woodgrove. He suggested density be kept to two units per acre, or creativity be allowed to cluster units and leave open space. He advised the need for amending the land division ordinance to avoid the potential for "stacked" parcels. Mr. Ouellette also suggested specifying the amount of frontage on main roads or setting a minimum amount of acreage. Mr. Pillsbury agreed that without changes there will be more developments like Shimmons Woodgrove, because it couldn't be refused based on the current zoning code.

Mr. Hurt-Mendyka suggested an analysis of existing R-1 lots, comparing the real size to the 3.2 units per acre as defined in the zoning ordinance, and proposed the zoning definition be changed to match what has occurred in reality. Mr. Cohen agreed such an analysis, which should also consider lot widths, should be conducted as part of the process of creating new zoning.

Mr. McMillin asked if current residents would be given a grace period after a new zoning definition or new zoning designation is established to develop their property under the old regulations. He expressed concern that a consensus decision could leave out a significant minority. Mr. McBroom noted that one potential problem with granting a grace period is quick development could result in poor quality projects. Mr. McBroom, Mr. Cohen and Mr. Ross contended that all resident and nonresident owners need to be given an opportunity to discuss the proposals at neighborhood meetings. Mr. McMillin asked that all homeowners in the study area be notified.

Ms. Cooper raised the issue of a development moratorium. Mr. Beckerleg advised that a moratorium should be a last resort, and to the extent the City can go through this process without a one it should. He explained that moratoriums can be viewed by the courts as takings.

Mr. Ross suggested one long term goal might be for the City to buy some of the wetlands areas in order to preserve areas such as Galloway Creek. He confirmed for Ms. Cooper there are several mechanisms for deeding wetlands as nature conservancies.

Mr. DeClerck questioned the long term financial tax impact of decreasing density on the entire City. Mr. McBroom indicated there are formulas and methods of analyzing the tax impact, but noted it is time consuming and probably could not be completed in 90 days.

**Mrs. Sandra Pillsbury**, 3432 Shimmons, asked if the City is considering extending Dexter Road to Bald Mountain. Mr. Cohen explained the extension has been on thoroughfare plan since 1995 as a potential project, but he noted it might not be most practical option because it would have to go through wetlands.

Mr. Schoonfield pointed out the need to look at the impact of what's happening right now. He reported a traffic count done on Squirrel Road in 1986 or 1987 showed 800 cars per day on the road. In 1997, before



the Heritage Hills development and developments in Orion Township and Oakland Township were built, a traffic count showed 2600 cars per day on Squirrel. Mr. Schoonfield suggested the need to consider alternatives, such as extending Dutton to make a connection at the traffic light at Brown Road.

Mr. Schoonfield noted the Fons landfill is a serious concern that needs to be addressed. He cited a great amount of erosion and barrels protruding from gullies as some of the problems. He noted other possible detriments to development as the County property, because it is partially a landfill, and the Ajax property near Bald Mountain, which generates noise and odor with its mining operation.

Mr. Schoonfield indicated the need to change zoning standards substantially, and noted the changes can be justified and defended because the City's standards are so far out of line with reality and with the standards in the communities around Auburn Hills. He stressed that reducing density or effecting larger lots will not necessarily decrease property values and could increase them.

Mr. McKissack noted the discussion is consistent with feelings expressed by the residents in the Shimmons Road area for the last 10-15 years. He indicated the residents have supported conserving wilderness areas and wetland, have opposed high density development and have supported consistent residential use.

Mr. Peters stressed the importance of addressing traffic issues and the impact of continuing development on traffic congestion throughout the City. He also expressed his interest in conserving the character of the study area with its unique open spaces.

**Ms. Laura Ochs**, 4015 Bald Mountain Road, asked why the nature center is zoned residential. Mr. Cohen explained residential zoning is typical for parks, churches and schools. Mr. McMillin assured Ms. Ochs Hawk Woods would remain a park because the City used State money to develop it and are therefore restricted from selling the property. Ms. Ochs asked why the Fons property is zoned residential if it was a landfill. Mr. Cohen agreed the issue needs to be addressed. Mr. Knight explained the City, on its attorney's advice, has elected not to change the zoning until a developer requests a rezoning. Mr. Ross advised that the comprehensive plan will have to be changed if the zoning on the Fons parcel is changed.

Mr. Cohen indicated that one community he worked for showed the linkage of green spaces on their master plan. Mr. Ross suggested an open space zoning designation could be one result of the current discussion.

Ms. Hurt-Mendyka made the following points: 1) a meridian change could be effected at the top of Pinecrest Way to connect Tienken Road to the west to avoid destroying a wetland; and 2) tax abatements for businesses will be expiring over the next few years. She pointed out residents pay a low percentage of the City's tax base and noted adding structures on this current undeveloped land will increase its taxable value.

Ms. Harvey-Edwards asked Mr. Beckerleg how the City can protect itself against non desirable site plans without a moratorium. Mr. Beckerleg suggested development proposals can be addressed by staff. Ms. Harvey-Edwards questioned the process by which the City can make changes. Mr. Beckerleg noted amendments to the zoning ordinance and new zoning designations as two potential methods. Ms. Harvey-Edwards voiced support for Mr. Ouellette's and Ms. Hurt-Mendyka's ideas of zoning changes, especially changing definitions to relate to reality.

Mr. McMillin questioned Mr. Ross as to the next steps for the process. Mr. Ross suggested the Planning Commission set aside time at their next meeting to reflect on tonight's discussion and give Mr. Cohen and Mr. McBroom ideas on how to proceed, including what kind of information they need from City staff to be prepared to discuss the issues with the public.

Mr. Ross recapped the issues raised:

- Revenue
- Alternatives to changing zoning in the study area, such as changing zoning definitions or creating new zoning designations.

- Possible changes in the comprehensive plan for areas such as the Fons landfill.
- House size

Mr. DeClerck indicated the Planning Commission would like to discuss the issues at their next meeting, noting that a public meeting shouldn't be scheduled without further consideration of the ideas brought forth. Mr. Kresnak suggested the Community Development Department help to establish a time line for identifying relevant issues and scheduling further process steps.

Mr. McMillin pointed out that changing the current zoning definitions impacts more than just the study area, and suggested a new zoning designation might be a better method. Mr. McBroom indicated that amending the master plan to reflect preferred density would be a good first step, with the second step being to establish the method to accomplish that.

Mr. McBroom, referencing an earlier comment regarding extending Tienken Road to Bald Mountain Road, indicated the proposal would not be feasible and cited Dutton Road as the responsible choice.

Mr. Ouellette questioned the possibility of allowing developers throughout the City to contribute funding for the preservation of Galloway Creek. Mr. Ross mentioned the City of Novi allows centralization of storm water detention, with developers contributing the funding and the community maintaining. Mr. Cohen noted that Novi also encourages developers to deed dedicated conservation easements to the City.

Mr. Ross commended Mr. Cohen for his work on the build out analysis and Mr. McBroom for his strong leadership on the project.

Mr. McBroom confirmed for Ms. Hurt-Mendyka no site plans have been submitted for Areas 2 & 3, and only the Glen Arbor project has been proposed for Area 1. Ms. Hurt-Mendyka suggested if a developer starts pressing for site plan submittal Mr. McBroom could inform the Planning Commission and City Council. Mr. Cohen cautioned that some developers submit a site plan without holding preliminary discussions with the City.

Mr. Pillsbury, citing Silverman as an exception, maintained that developers want to build as much as possible to maximize their investment and asked how the City can protect itself. Mr. Ross stated that City staff would have to be relied upon to encourage the type of development desired by the City.

Mr. Peters said he was encouraged by the tenor of meeting, the desire to preserve open space and natural areas.

Ms. Hurt-Mendyka commented that people are drawn to communities by the amenities, and Auburn Hills is unique in what it has to offer, including the I-75 corridor and the village center for sense of community. She characterized the current discussion as an opportunity to assure open space and wildlife as another amenity.

Mr. McMillin reiterated his desire to afford all residents and property owners an opportunity to be heard on the issues under consideration.

## **6. ADJOURNMENT**

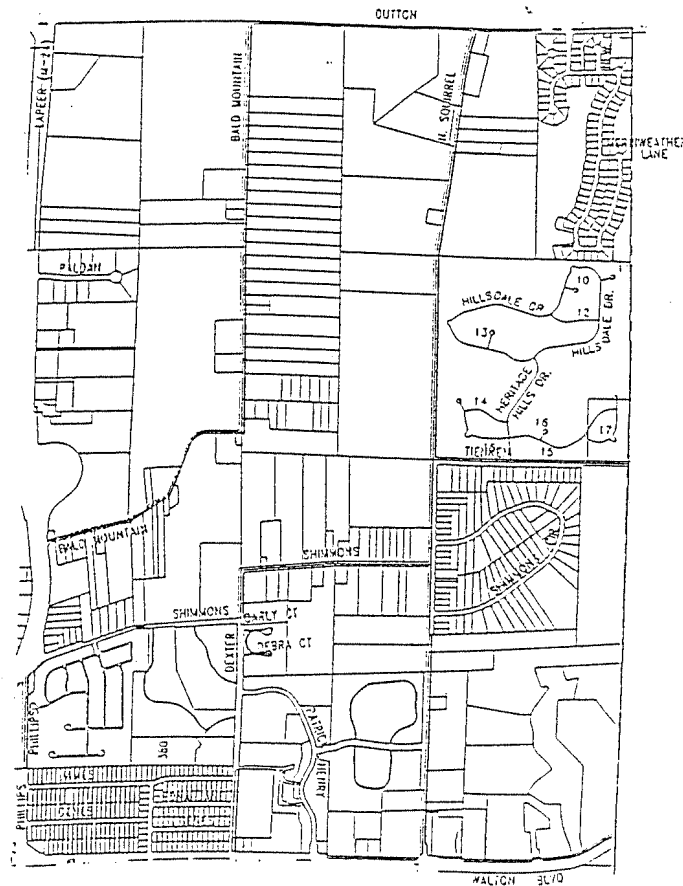
There being no further business, the Planning Commission and City Council adjourned their meetings at 9:56 p.m.

Helen R. Venos, City Clerk

J. Cherilynn Tallman, Deputy Clerk

# BUILD-OUT ANALYSIS

## STUDY OF THE NORTHEAST CORNER OF THE CITY OF AUBURN HILLS, MICHIGAN



Prepared by:  
Steven J. Cohen, AICP, PCP  
City Planner  
Community Development Department  
Planning & Zoning Services

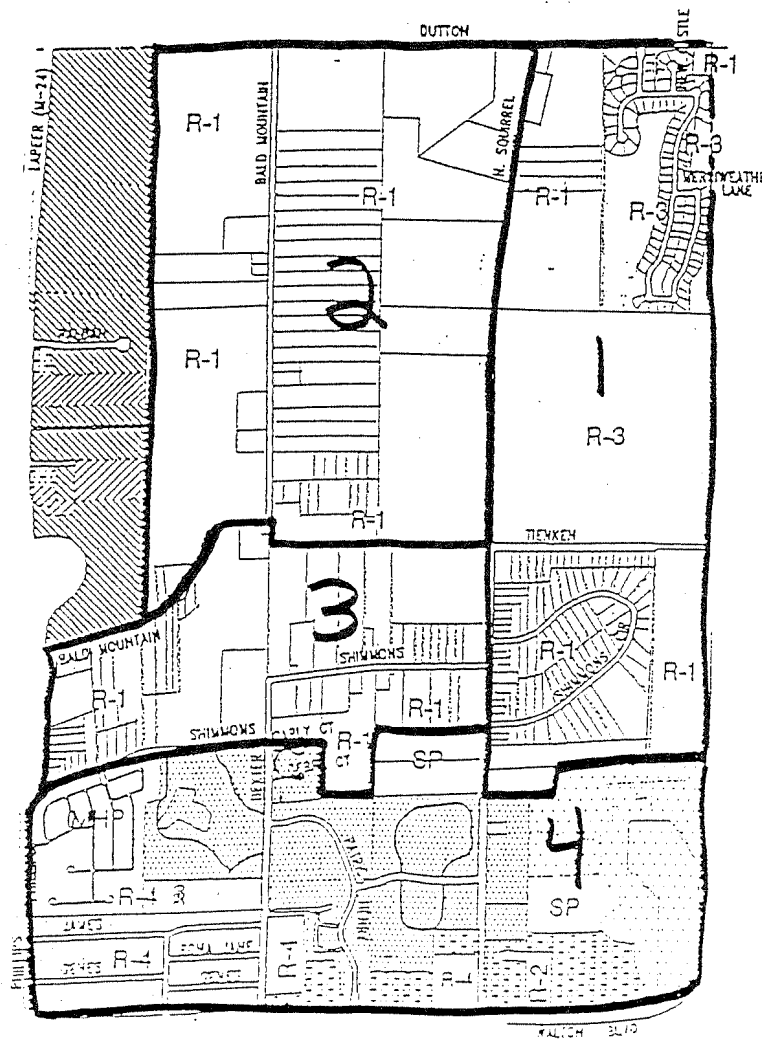
July 17, 2000

## Purpose of Study

The enclosed build-out analysis is a planning tool designed to illustrate the current zoning policy for the northeast corner of the City of Auburn Hills.

The report is intended to spur discussion about the potential impacts associated with future development on the community character, traffic, and open spaces within the overall study area.

## Build-out Analysis Study Areas





# Build-out Analysis

## Northeast Corner of the City of Auburn Hills

### Study Area "1"

- This study area consists of approximately 458 acres.
- Major developments within the area are Hawthorn Forest Subdivision, Heritage Hills Site Condominiums, Squirrel Road Estates Subdivision, and Paramount Estates Site Condominiums.
- Three additional projects called Thornhill Subdivision, Durand LD 00-09, and Glen Arbors Duplex Condominiums are planned in the area.
- Approximately 32 acres (7% of the land) has the potential to be developed or redeveloped in the study area.

#### Existing Count

699 units  
(1.53 units per gross acre)  
1,608 people

#### Build-out Scenario

792 units  
(1.73 units per gross acre)  
1,822 people

*Additional Units: 93*

*Additional Population: 214*

### Study Area "2"

- This study area consists of approximately 523 acres.
- No major developments are located within this area. Many large pieces of property have the potential for development. The area is enhanced by the Hawk Woods Nature Center.
- Approximately 414 acres (79% of the land) has the potential to be developed or redeveloped in the study area.

#### Existing Count

49 units  
(0.09 units per gross acre)  
*1 unit per 10.7 acres*  
113 people

#### Build-out Scenario

1,280 units  
(2.45 units per gross acre)  
2,944 people

*Additional Units: 1,231*

*Additional Population: 2,831*

### Study Area "3"

- This study area consists of approximately 253 acres.
- The Shimmons Woodgrove Subdivision is the first major development within this area.
- Many large pieces of property have the potential for development. In particular, Groups B, C, E, and F are expected to be under pressure to redevelop as single-family subdivisions. *Note: Groups G and H may not meet build-out projections due to extensive wetlands.*
- The Oakland Christian School and Auburn Hills Church of Christ encompass 28% of the land in the study area.
- Approximately 166 acres (66% of the land) has the potential to be developed or redeveloped in the study area.

#### Existing Count

102 units  
(0.40 units per gross acre)  
*1 unit per 2.5 acres*  
235 people

#### Build-out Scenario

584 units  
(2.31 units per gross acre)  
1,343 people

*Additional Units: 482*

*Additional Population: 1,108*

# *Build-out Analysis*

## Northeast Corner of the City of Auburn Hills

### Study Area "4"

- This study area consists of approximately 443 acres of residentially zoned property.
- Numerous high density projects are located within this study area.
- The study area is practically fully developed. Approximately 6 acres (0.01% of the residential land) has the potential to be developed or redeveloped in the study area.

#### Existing Count

3,203 units  
(7.23 units per gross acre)  
7,367 people

#### Build-out Scenario

3,261 units  
(7.36 units per gross acre)  
7,500 people

*Additional Units: 58  
Additional Population: 133*

### Summary of Findings

#### Estimated Current Population:

9,322 persons  
4,053 units

#### Projected Future Population at Build-out:

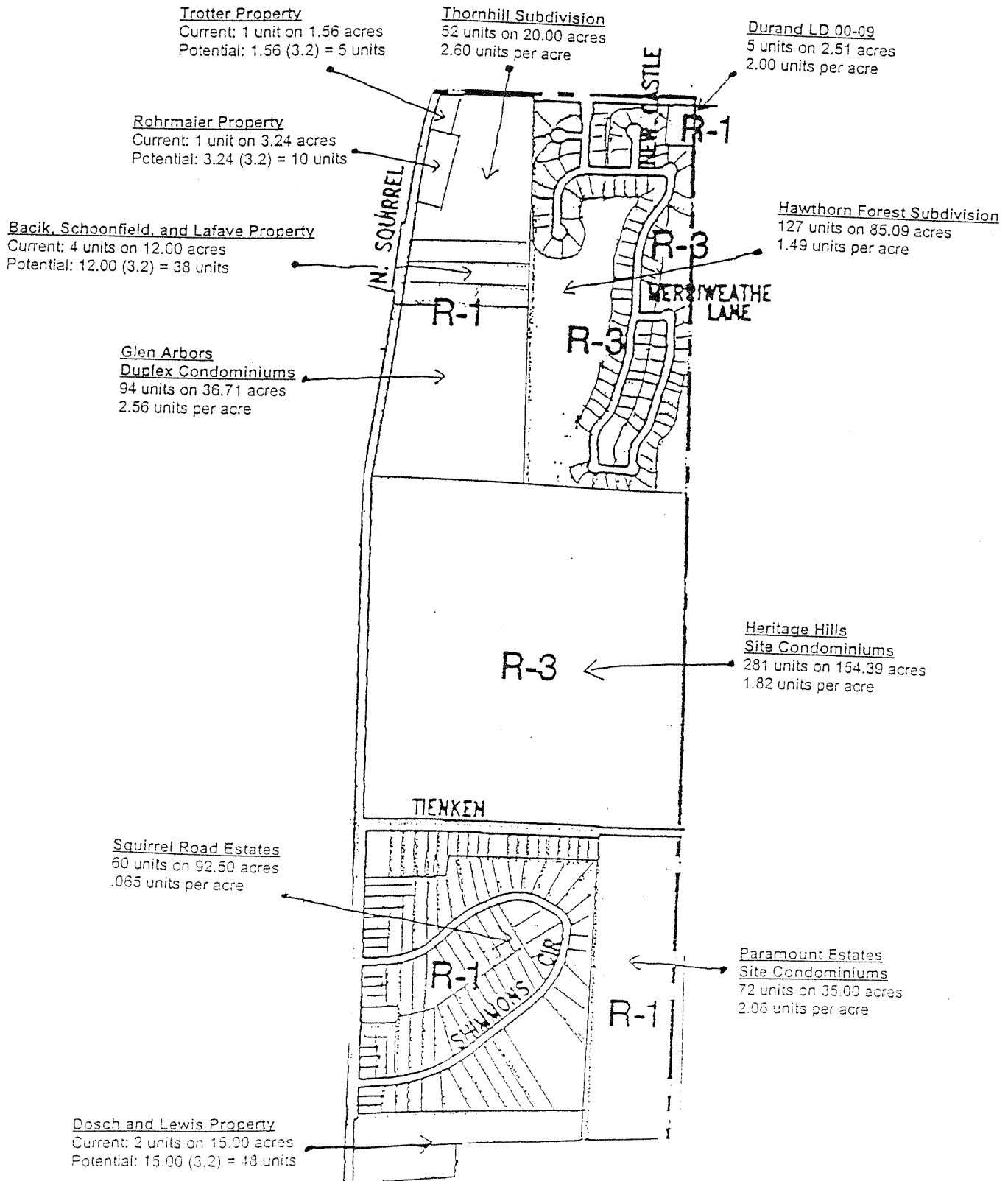
13,609 persons (46% increase)  
5,917 units

#### Study Assumptions:

1. Approved projects are considered built and occupied.
2. Property where City parks, schools, and churches are constructed are considered preserved and undevelopable
3. Potential development is based on a factor of 3.2 units per acre for build-out. This figure was used by OHM to size the majority of sewers in the area.
4. Population based on 2.3 persons per household/unit based on SEMCOG Year 2000 estimate for the City of Auburn Hills.
5. Study only includes acreage for residential zoned property.

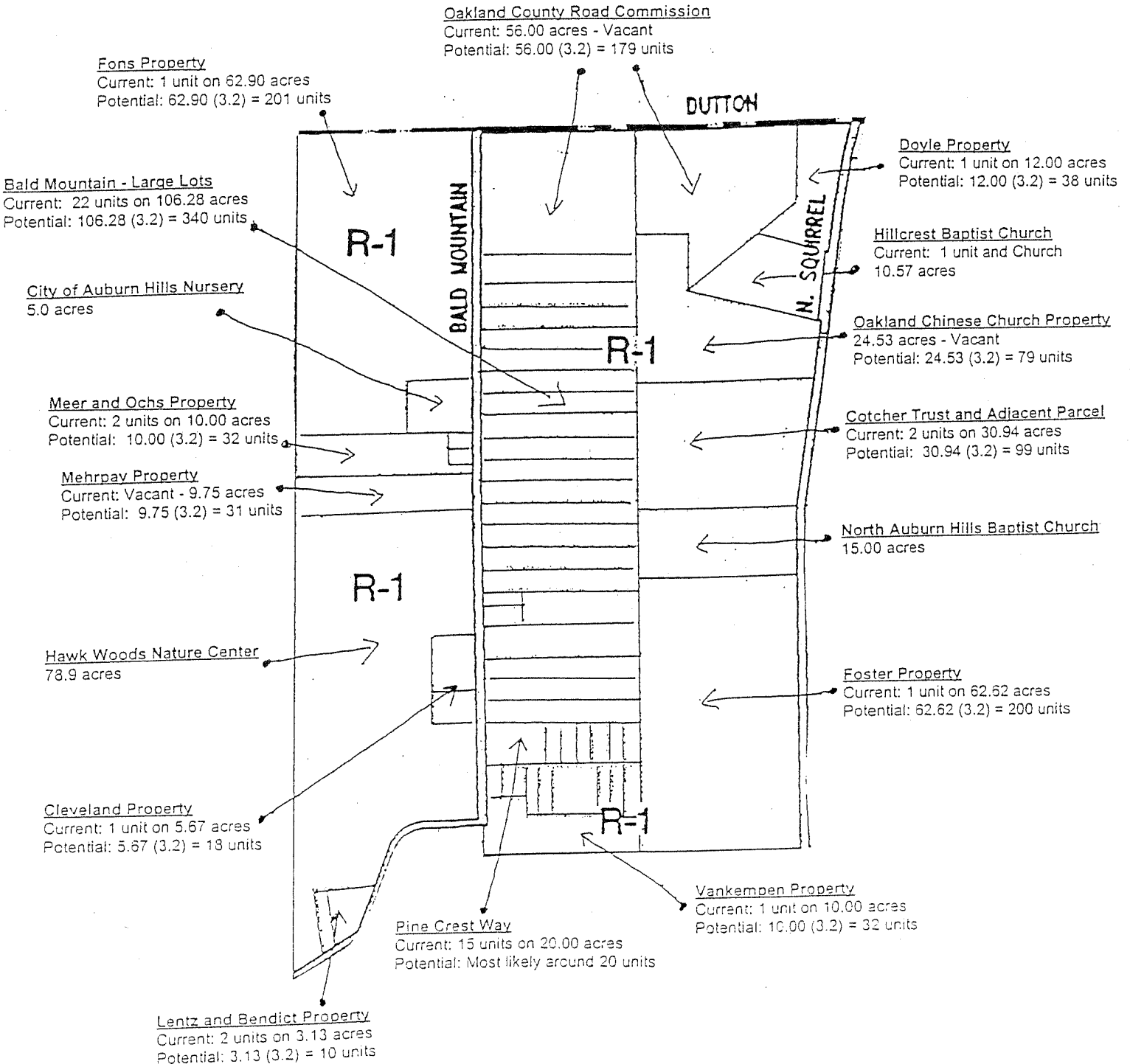
*Special thanks to the City of Auburn Hills Assessing Department  
for assisting in the completion of this study.*

## Study Area "1"

Build-out Analysis  
Northeast Corner of the City of Auburn Hills

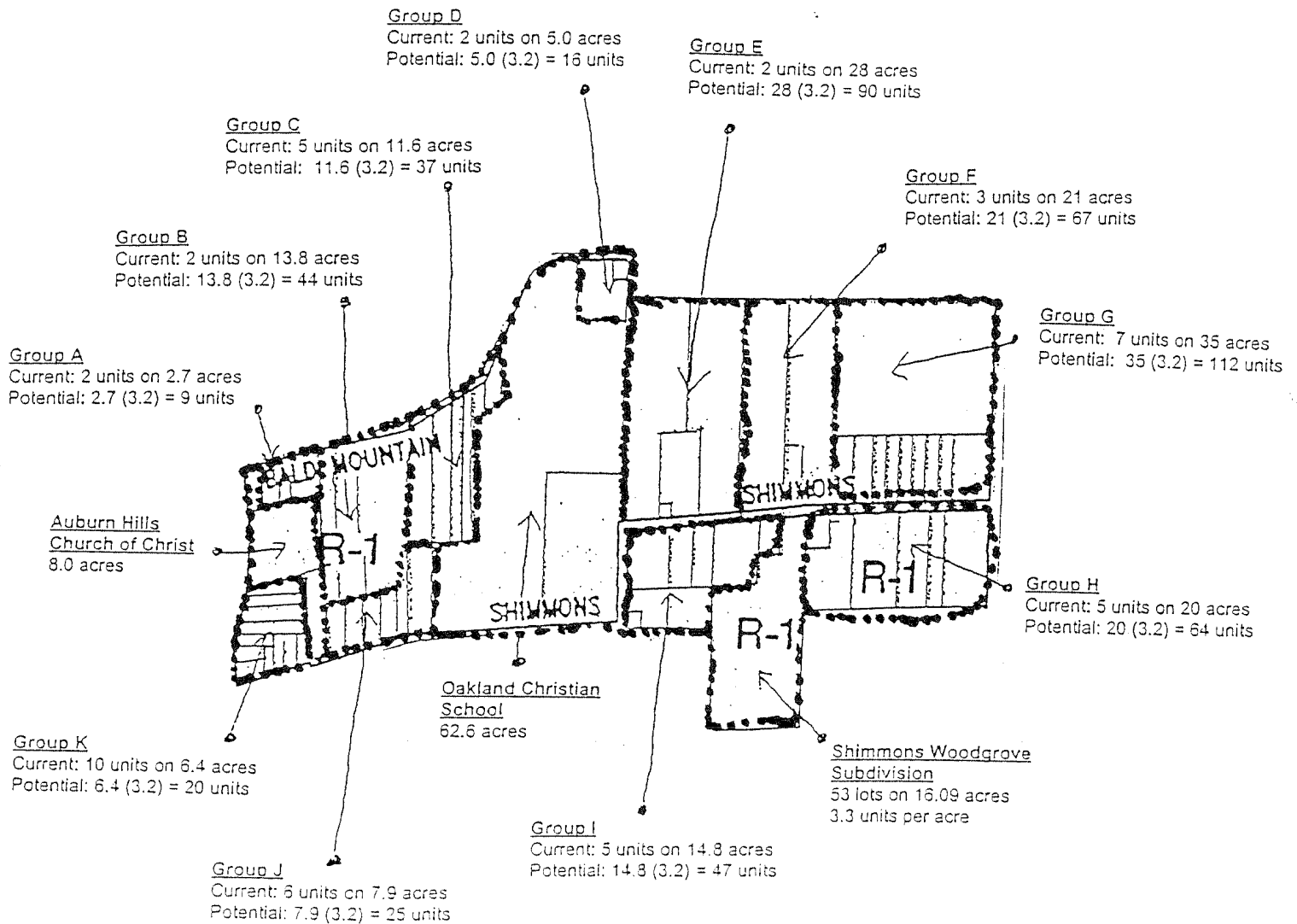
## Study Area "2"

### Build-out Analysis Northeast Corner of the City of Auburn Hills



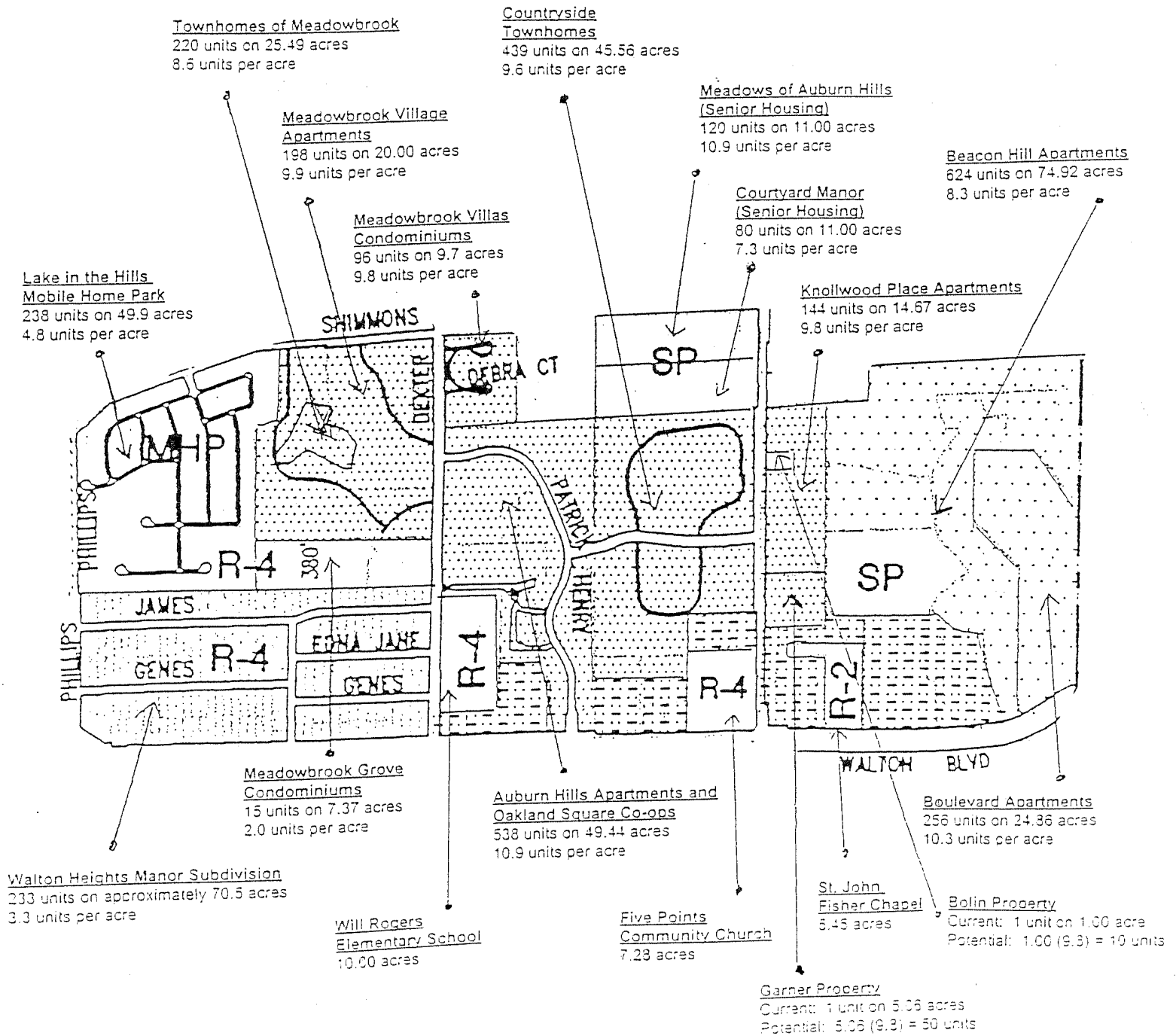
## Study Area "3"

### Build-out Analysis Northeast Corner of the City of Auburn Hills



## Study Area "4"

### Build-out Analysis Northeast Corner of the City of Auburn Hills





*City of Auburn Hills Memo*

TO: Auburn Hills Mayor and City Council  
Auburn Hills Planning Commission

FROM: William R. Ross, City Manager *WR*

SUBJECT: Joint Meeting

DATE: June 30, 2000

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The joint meeting between City Council and the Planning Commission has been set up for July 24, 2000, at 7:00 pm in the large meeting room in the lower level of the Library. I have coordinated the meeting with Hester Hull and we will not have a problem if the meeting runs past 9:00 pm. The Police Department has indicated that they will be available to secure the building when we leave. I have also been asked and plan to invite members of the Brownfield Redevelopment Authority to this meeting. We will put a notice on the web page and on the cable. I have also sent a letter to the two residents who attended the Council meeting on June 26th and invited them to attend this meeting as well.

I do have a couple of additional thoughts on this entire process that may be of interest to you.

The first idea came about when we were looking at some issues related to drainage in the Galloway Drain. The Galloway Drain runs through approximately in the mid section of the northeast quadrant of the City on an angle from northeast, draining toward the southwest. The drain begins in the wetland area of Heritage Hills, continues through Hawk Woods and then through undeveloped property south and west across M-24 and I-75 into the golf course area. We have already experienced problems with high water during recent rain storms at the golf course. Just this past weekend, there was a problem that occurred at the M-24 interchange with the washout of one of the access ramps to I-75. We are not certain that this is directly related to the Galloway Drain, but certainly the water that washed a portion of the ramp was either part of the Galloway Drain or goes into the drain in this area. A thought we had as we looked at the drain was that it creates a natural greenbelt of woods and wetlands associated with the drain's passage through this part of the City. We believe it would be appropriate for a portion of the Master Plan for this neighborhood to include the development of this greenbelt and retain the area in it's natural condition. This would create a linear park though the northeast corridor of the City and could in the long run provide access through pedestrian trails from other parts of the City into the Hawk Woods area. It would also preserve the existing wetlands and woodlands parallel to the drain and allow the utilization of these areas for recreational and storm water detention purposes. A concept that has been utilized in Novi related to storm water retention and detention is to reduce the number of individual detention facilities and utilize larger detention facilities and naturally occurring wetlands for storm water detention. The developers are then required to make contributions toward the purchase and improvement of these wetland areas and to provide improvements that transmit storm water to the wetland areas while providing filtration of the

## *City of Auburn Hills Memo*

storm water to protect the integrity of the wetland system. This has the positive effect of preserving wetlands, assuring water supply to maintain the wetlands and reduce the number of non-naturally occurring storm water detention cells that require maintenance either by the City or the subdivision association and are unsightly in most instances. I would suggest that the plan for the northeast portion of the City which is largely undeveloped, include a greenbelt woodland/wetland element which could be utilized in conjunction with developers to preserve the area and provide for more adequate storm water detention.

The second issue that I believe deserved additional consideration is the issue of traffic circulation in the area as it develops. The current road system that serves the northeast portion of the City is not adequate to provide appropriate vehicular movement as the area will develop. There is also the continuing pressure development to the north and east of the City which brings additional traffic through the northeast portion of the community. I believe one of the goals for the northeast development plan should be to assure that adequate transportation facilities are provided on two basis. We need to assure that the cut through traffic is minimized and that adequate outlets are provided so that traffic from outside of the community especially the north and east portions of the community, can move to major arterials and the expressway as quickly and easily as possible. This in my mind means a continued pursuit of both the opening of Dutton Road all the way to M-24 and the improvement of Dutton Road in this area. It also calls for a continuing effort to improve M-24 so that traffic flows can be connected to I-75 as efficiently as possible. It is my opinion that while traffic volumes will continue to grow on streets such as Squirrel and Bald Mountain Road that getting Dutton Road opened will significantly reduce that growth. We should also assure ourselves that as subdivisions and other developments occur within the northeast quadrant, that we take into account the need for a reduction in cut through traffic in the residential areas and the movement of traffic generated from these neighborhoods to major arterials and not through existing residential areas. This means that as time goes on, there may need to be further improvements, especially to Squirrel. I recognize that Squirrel at this point is not paved all the way to Dutton Road. However, it is still the City's plan to complete this paving within the next year or two depending on funding and other priorities. The paving of Squirrel all the way to Dutton is a double edged sword. It will reduce the dust, dirt and mud that currently exists in this area and provide an all weather surface for drivers who utilize Squirrel Road. On the other hand, it will provide a paved road for high volumes of traffic that currently exist to the north and the east of the City. The paving of Squirrel Road will make even more apparent the necessity opening Dutton Road and completing its improvement. This entire paragraph is a long way of saying I believe the Master Plan as developed for this area of the City should include an element for transportation and the provision of adequate transportation facilities within this quadrant of the City while taking into account in that the planning process needs to preserve the integrity of the neighborhood.

These are some thoughts that are intended to begin discussion during the meeting on July 24th. If you have any questions, or would like to discuss this further, I will be available after July 17th.

Thank you.

# City of Auburn Hills

1827 N. Squirrel Rd. • Auburn Hills, MI 48326-2753

Phone: (248) 370-9400

Fax: (248) 370-9348

June 30, 2000

Ms. Sheron Meer  
Ms. Laura Oochs  
Sher-Meer Kennels  
4011 Bald Mountain Road  
Auburn Hills, MI 48326

Dear Ms. Meer and Ms. Oochs:

I am told that you were in attendance at the Council meeting on June 26, 2000, because you were concerned about zoning and other changes in the neighborhood in Auburn Hills in which you reside and have a business. The Council has asked me to write to you and let you know that on July 24, 2000, at 7:00 pm in the large meeting room in the Auburn Hills Library, there will be a meeting to discuss the report which City Planner Steve Cohen has prepared regarding potential development in the northeast portion of the City. You and your neighbors are more than welcome to attend this meeting and participate in the discussion. Please understand that these are very preliminary discussions and we do not anticipate that any final decisions will be made at this meeting. It is our methodology to develop preliminary analysis, such as the report that the City Planner prepared and hold public meetings to allow City Council and in this case the Planning Commission to have an opportunity to discuss the report among themselves and to allow the public to participate in the decision making process. This process takes more time, but we believe that it produces a product that reflects a better understanding of the consensus of the community.

If you have any questions or would like to review the initial report, please feel free to call Steve Cohen at 248-393-7397.

Best personal regards.

Yours truly,



William R. Ross  
City Manager

cc: Steve Cohen, City Planner

Mayor

Tom McMillin

Mayor Pro-tem

Margaret A. Cooper

Council

Michael C. Davis

Mari Harvey-Edwards

James D. McDonald

Daniel L. Pillsbury

Kay L. Sendegas

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

June 15, 2000

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

**ROLL CALL:**

Present.	Beckett, Cooper, DeClerck, McKissack, Ouellette, Shaw, Spurlin
Absent.	Hurt-Mendyka
Also Present.	City Planner Cohen TIFA Chairperson Bennett 11 Guests

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

**OLD BUSINESS**

**Open Space Preservation Option**

Mr. Cohen gave a presentation regarding the open space concentrating on the northeast corner of the City, walking the Planning Commission through his "Build-Out Analysis".

Mr. Ouellette asked Mr. Cohen how the calculations were developed for the existing conditions and the worst case scenario's. Mr. Cohen explained he based it on the sewer capacity of 3.2 units per acre as designed by OHM.

Mr. Cohen expressed concern regarding Mrs. Foster's property in Study Area 2. He discussed the possibility of the City purchasing that property. It would be a good connection for Hawk Woods Nature Center and make more park area.

Continuing with Study Area 2, Mr. Cohen mentioned the possibility of rezoning the residential zoning of the old Fon's landfill, because of the possible problems with methane gas.

In answer to Ms. Cooper, Mr. Ouellette believed the Cotcher Trust property had been sold.

Mr. Ouellette asked who is responsible for upgrading the sewer if the sewer system is not adequate for developments that may be constructed. Mr. Cohen replied it would be up to the developer.

Mr. Cohen stated the Planning Commission is in charge of the Thoroughfare Plan and there should be some thought about connecting some of the roads such as Dutton Road, Bald Mountain Road and Shimmons, and about whether it be done at the expense of the City or the developer.

Mr. Cohen explained some of the tough decisions that will need to be made by the Planning Commission will be the justifications of the zoning areas or the potential for rezoning.

Mr. Ouellette felt there is a market in the City for 5,000 square foot homes or larger, regardless of the school district, and they should be available. Mr. Cohen suggested homes of this size should be on half acre lots and that would necessitate rezoning property. Mr. Ouellette said he felt the reason for such growth is due to the zoning being so general. Mr. Cohen said to get larger lots the developer could be allowed to do it based on the existing building or create a new zoning district, with a new lot size with the density on the master plan. Mr. Ouellette explained he wasn't necessarily concerned with larger lots but more building square footage on the existing lots, by increasing the width of the lot and reducing the setbacks.

Mr. Cohen asked for direction from the Planning Commission on how to go about increasing lot sizes to accommodate larger houses and side entry garages. The norm is 30% land coverage for residential and it would need to be raised to 50% coverage which isn't typical. Many communities are passing ordinances that stipulate new construction must conform to the character of the area, such as not building giant mansions next to small homes.

Ms. Cooper asked Mr. Cohen how many inquiries from developers he and Mr. McBroom receive at any given time. Mr. Cohen replied three or so a week. She also asked if there was a possibility of having a joint meeting with the Planning Commission and the City Council regarding this "Build-Out Analysis". Mr. Cohen thought a joint meeting was a wonderful idea.

Mr. Cohen expressed the need for history behind the zoning and the planning and he would attempt to contact Mr. Lehoszky.

Mr. Spurlin asked if the first thing to advance to the next stage would be reviewing the master plan. Mr. Cohen stated that was correct, however it would be difficult because the master plan is so general. Mr. Cohen said he would continue with these preliminary studies and look to see where more research is needed, who needs to be talked to, and get public opinions.

#### **Residential Density Requirements**

Mr. Cohen reviewed his draft of One-Family Residential Districts. Mr. Cohen questioned whether the provision for a farm was still needed. A farm is determined by being over 5 acres, the land must be cultivated or there must be certain farm animals governed by the zoning ordinance and have the purpose of a source of income. According to the assessing department there are no official farms in the City.

Mr. Cohen suggested the Home Occupation section, because it takes up so much room in the Special Land Use section, be moved to the Principle Use section, and the same requirements would need to be followed.

Mr. Ouellette questioned the proposed Chinese church on Squirrel Road. Mr. Cohen explained the Chinese church would need to seek a variance under this proposed ordinance change as it stands. The proposed amendments can be changed as seen fit. Mr. Cohen was unsure if the proposed provision of one side of a church abutting a multifamily district or a nonresidential district was necessary.

Mr. Cohen stated he felt Open Space Planning should be mandatory in the community. Currently there is no community in the state of Michigan that has such an ordinance. Mr. DeClerck didn't feel there were many places that could be developed as open space because there are not many areas left. He also felt if it became mandatory, the requests would have to be reasonable. Mr. Cohen explained he had helped to develop a master plan for a rural township which stipulated larger lots within certain zoning districts. It was suggested using incentives such as a tax write off for builders as opposed to making the open space planning mandatory. It was a general consensus that open space planning is a good idea, but how to go about it was undecided.

Ms. Cooper asked if someone like Mrs. Foster who is paying taxes on her entire parcel, yet is only using a small portion, could dedicate it to a conservancy for a tax break. She would know the property would never be built on. Mr. Cohen suggested Mrs. Foster be spoken with to see what she may want to do with her parcel.

Mr. Ouellette expressed concern if it would be monetarily feasible for single family areas to be mandated by open space because of the number of units that would not be constructed.

Ms. Cooper asked if density requirements could be changed now. Mr. Cohen said he would need to work with Brian McBroom, Community Development Director on suggestions.

Mr. Ouellette asked if the existing zoning ordinance regarding private recreational areas, institutional recreation centers, swimming pool clubs, and outdoor tennis courts, require at least two-thirds of their membership be composed of residents of the City of Auburn Hills. Mr. Cohen said that has always been part of the ordinance. Mr. Ouellette said he didn't feel it made any sense and Mr. Cohen agreed.

Mr. Cohen answered a resident stating input from the residents is a necessary component when revising the ordinances.

**Ms. Patty Hathick** stated back in the 1980's she and a group of people went before the City Council and asked that the school district please be changed. At that time they were told it was a political matter and nothing could be done about it. She disagreed with those saying the school district did not matter to people moving into the area. Ms. Hathick feels the school district is a number one determining factor whether people move into Auburn Hills or not.

Mr. Cohen suggested getting some of the premier developers to come and talk on why they won't develop large expensive homes in the area.

Mr. Ouellette said it was a shame that there is no anticipation of many students coming into the Biltmore project when such a great school system was available.

The meeting was adjourned at 10:24 p.m.

Kathleen Novak  
Records Retention Clerk

Carolyn Shaw  
Secretary



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

May 18, 2000

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

**ROLL CALL:**

Present.	Beckett, Cooper, Hurt-Mendyka, McKissack, Ouellette, Shaw, Spurlin
Absent.	Cochran, DeClerck
Also Present.	City Planner Cohen TIFA Chairperson Bennett 6 Guests

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

**NEW BUSINESS**

Mr. Cohen reviewed the outline of the Planning Commission study session as follows:

1. *Does the Master Plan need updating? Is the content too vague or is it just right?*
2. *Should we distinguish recommended residential density on the Master Plan (e.g., units per acre... where single-family and multiple-family development should occur)?*
3. *Are the current single-family allowable densities (R-1 thru R-4) in the Zoning Ordinance acceptable? Should a larger residential lot size be created? Should we create a residential cluster option or residential open space development option?*
4. *What sections of the Zoning Ordinance or Land Division Ordinance troubled the Planning Commission over the past year? Discussion of items you would like to have amended.*
5. *Any suggestions on improving the service provided to the Planning Commission by the Community Development Department?*

After much discussion, the Planning Commission gave direction to Mr. Cohen to proceed with:

1. Working on open space residential development option.
2. Preparing a density map.
3. Having another planning commission study session within the next two months.

The meeting was adjourned at 9:45 p.m.

Kathleen Novak  
Records Retention Clerk

Carolyn Shaw  
Secretary

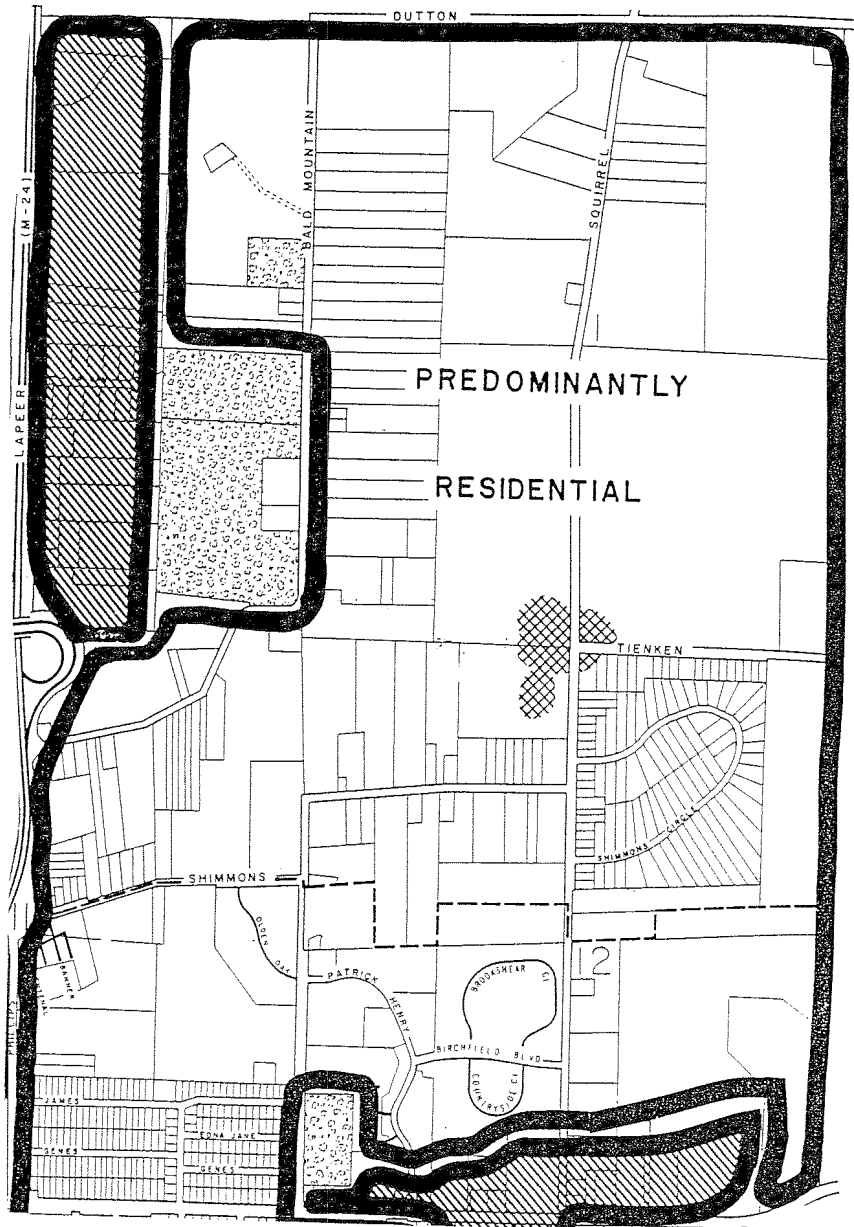
**Build-Out Analysis**  
***NE Corner of the City of Auburn Hills, MI***  
Community Comparison - Single-Family Residential Zoning Districts

Lot Sizes - Largest to Smallest





130,680 sq. ft.	City of Lake Angelus	9,800 sq. ft.	Waterford Township
130,680 sq. ft.	Independence Township	9,600 sq. ft.	City of Pontiac
108,000 sq. ft.	Orion Township	9,600 sq. ft.	City of Rochester
100,000 sq. ft.	Oakland Township	9,600 sq. ft.	City of Rochester Hills
87,120 sq. ft.	City of Bloomfield Hills	9,100 sq. ft.	Waterford Township
65,340 sq. ft.	City of Bloomfield Hills	9,000 sq. ft.	City of Birmingham
65,340 sq. ft.	Orion Township	8,500 sq. ft.	City of Troy
65,340 sq. ft.	Independence Township	<b><u>8,400 sq. ft.</u></b>	<b><u>City of Auburn Hills</u></b>
60,000 sq. ft.	Oakland Township	8,400 sq. ft.	City of Rochester
60,000 sq. ft.	City of Orchard Lake	8,400 sq. ft.	Orion Township
43,560 sq. ft.	City of Bloomfield Hills	8,400 sq. ft.	Village of Lake Orion
43,560 sq. ft.	Waterford Township	8,000 sq. ft.	City of Sylvan Lake
40,000 sq. ft.	Oakland Township	8,000 sq. ft.	City of Keego Harbor
40,000 sq. ft.	City of Orchard Lake	7,800 sq. ft.	Village of Lake Orion
33,000 sq. ft.	Independence Township	<b><u>7,200 sq. ft.</u></b>	<b><u>City of Auburn Hills</u></b>
32,670 sq. ft.	City of Bloomfield Hills	7,200 sq. ft.	City of Pontiac
30,000 sq. ft.	Orion Township	7,200 sq. ft.	City of Rochester
30,000 sq. ft.	City of Lake Angelus	7,200 sq. ft.	Village of Lake Orion
30,000 sq. ft.	West Bloomfield Township	<b><u>6,600 sq. ft.</u></b>	<b><u>City of Auburn Hills</u></b>
22,000 sq. ft.	Oakland Township	<b><u>6,000 sq. ft.</u></b>	<b><u>City of Auburn Hills</u></b>
22,000 sq. ft.	Bloomfield Township	6,000 sq. ft.	City of Rochester
21,780 sq. ft.	City of Troy	6,000 sq. ft.	City of Keego Harbor
20,000 sq. ft.	City of Rochester Hills	6,000 sq. ft.	City of Birmingham
20,000 sq. ft.	Bloomfield Township	4,500 sq. ft.	City of Birmingham
20,000 sq. ft.	City of Birmingham		
16,000 sq. ft.	City of Pontiac		
16,000 sq. ft.	Bloomfield Township		
16,000 sq. ft.	City of Clarkston		
15,000 sq. ft.	City of Troy		
15,000 sq. ft.	City of Rochester Hills		
15,000 sq. ft.	City of Rochester		
15,000 sq. ft.	Independence Township		
15,000 sq. ft.	West Bloomfield Township		
15,000 sq. ft.	City of Orchard Lake		
14,000 sq. ft.	Orion Township		
12,500 sq. ft.	West Bloomfield Township		
12,000 sq. ft.	City of Rochester Hills		
12,000 sq. ft.	City of Clarkston		
10,800 sq. ft.	Orion Township		
10,500 sq. ft.	City of Troy		
10,000 sq. ft.	West Bloomfield Township		
10,000 sq. ft.	City of Sylvan Lake		

**Build-Out Analysis**  
***NE Corner of the City of Auburn Hills, MI***  
Community Comparison - Single-Family Residential Zoning Districts

<i>Community</i>	<i>Lot Size</i>	<i>Lot Width</i>	<i>Community</i>	<i>Lot Size</i>	<i>Lot Width</i>
<u>City of Auburn Hills</u>			<u>City of Troy (with sanitary sewers)</u>		
R-1	8,400 sq. ft.	70 ft.	R-1A	21,780 sq. ft.	120 ft.
R-2	7,200 sq. ft.	60 ft.	R-1B	15,000 sq. ft.	100 ft.
R-3	6,600 sq. ft.	50 ft.	R-1C	10,500 sq. ft.	85 ft.
R-4	6,000 sq. ft.	50 ft.	R-1D	8,500 sq. ft.	75 ft.
<u>City of Pontiac</u>			<u>Bloomfield Township (with sanitary sewers)</u>		
R-1B	16,000 sq. ft.	100 ft.	R-3	22,000 sq. ft.	130 ft.
R-1A	9,600 sq. ft.	80 ft.	R-2	20,000 sq. ft.	120 ft.
R-1	7,200 sq. ft.	60 ft.	R-1	16,000 sq. ft.	100 ft.
<u>City of Lake Angelus</u>			<u>City of Orchard Lake</u>		
AG	130,680 sq. ft.	200 ft.	Res Zone 4	60,000 sq. ft.	125 ft.
RES	30,000 sq. ft.	100 ft.	Res Zone 3	40,000 sq. ft.	85 ft.
<u>City of Rochester Hills</u>			Res Zone 2	20,000 sq. ft.	65 ft.
R-1	20,000 sq. ft.	100 ft.	Res Zone 1	15,000 sq. ft.	65 ft.
R-2	15,000 sq. ft.	100 ft.	<u>West Bloomfield Township</u>		
R-3	12,000 sq. ft.	90 ft.	R-30	30,000 sq. ft.	125 ft.
R-4	9,600 sq. ft.	80 ft.	R-15	15,000 sq. ft.	100 ft.
<u>City of Rochester</u>			R-12.5	12,500 sq. ft.	80 ft.
R-5	15,000 sq. ft.	100 ft.	R-10	10,000 sq. ft.	70 ft.
R-4	9,600 sq. ft.	80 ft.	<u>City of Sylvan Lake</u>		
R-3	8,400 sq. ft.	70 ft.	R-2	10,000 sq. ft.	75 ft.
R-2	7,200 sq. ft.	60 ft.	R-1	8,000 sq. ft.	65 ft.
R-1	6,000 sq. ft.	50 ft.	<u>City of Keego Harbor</u>		
<u>Orion Township</u>			R-2	8,000 sq. ft.	70 ft.
SF	108,000 sq. ft.	165 ft.	R-1	6,000 sq. ft.	50 ft.
SE	65,340 sq. ft.	165 ft.	<u>City of Birmingham</u>		
SR	30,000 sq. ft.	120 ft.	R1-A	20,000 sq. ft.	<i>Width based on side yard setbacks</i>
R-1	14,000 sq. ft.	100 ft.	R-1	9,000 sq. ft.	
R-2	10,800 sq. ft.	80 ft.	R-2	6,000 sq. ft.	
R-3	8,400 sq. ft.	70 ft.	R-3	4,500 sq. ft.	
<u>Village of Lake Orion</u>			<u>City of Bloomfield Hills</u>		
R-1A	8,400 sq. ft.	70 ft.	A-1	87,120 sq. ft.	200 ft.
R-1B	7,800 sq. ft.	65 ft.	A-2	65,340 sq. ft.	175 ft.
R-1LF	7,200 sq. ft.	60 ft.	A-3	43,560 sq. ft.	150 ft.
<u>Oakland Township</u>			A-4	32,670 sq. ft.	125 ft.
VLRD	100,000 sq. ft.	200 ft.	<u>Waterford Township (with sanitary sewers)</u>		
LRD	60,000 sq. ft.	150 ft.	S-F	43,560 sq. ft.	120 ft.
LMRD	40,000 sq. ft.	130 ft.	R-1A	9,800 sq. ft.	70 ft.
MHRD	22,000 sq. ft.	120 ft.	R-1B	9,100 sq. ft.	65 ft.
<u>City of Clarkston</u>					
R-1	16,000 sq. ft.	80 ft.			
R-2	12,000 sq. ft.	65 ft.			
<u>Independence Township</u>					
R-1R	130,680 sq. ft.	200 ft.			
R-1C	65,340 sq. ft.	200 ft.			
R-1B	33,000 sq. ft.	125 ft.			
R-1A	15,000 sq. ft.	100 ft.			



## DEVELOPMENT PROPOSALS

-  SIGNIFICANT RESIDENTIAL
-  SIGNIFICANT NON - RESIDENTIAL
-  SIGNIFICANT DEVELOPMENT PROBLEMS
-  PUBLIC

THIS PLAN IS INTENDED TO SHOW GENERALIZED LAND USE AND IS NOT INTENDED TO INDICATE PRECISE SIZE, SHAPE OR DIMENSION. THESE PROPOSALS REFLECT FUTURE LONG RANGE LAND USE RECOMMENDATIONS AND DO NOT NECESSARILY IMPLY SHORT RANGE RECOMMENDATIONS.

PURSUANT TO THE PROVISIONS OF ACT 255 OF THE MICHIGAN PUBLIC ACTS OF 1931, AS AMENDED, THE CITY OF AUBURN HILLS PLANNING COMMISSION HAVING ONLY HELD A PUBLIC HEARING ON SEPTEMBER 25, 1986, DOES HEREBY OFFICIALLY ADOPT SAID MASTER PLAN FOR LAND USE.

DECEMBER 4, 1986  
ADOPTED

ATTESTED BY:

*David L. Cox*  
CHAIRMAN  
*James K. Sullivan*  
SECRETARY

AMENDED: JANUARY 26, 1989  
JUNE 18, 1992  
APRIL 15, 1993  
OCTOBER 21, 1999

# GENERALIZED LONG RANGE MASTER LAND USE PLAN

CITY OF AUBURN HILLS

CITY OF AUBURN HILLS PLANNING COMMISSION

NOVEMBER, 1986

PUBLIC HEARING - SEPTEMBER 25, 1986

Scale  
0 500 1000 1500 2000 Feet

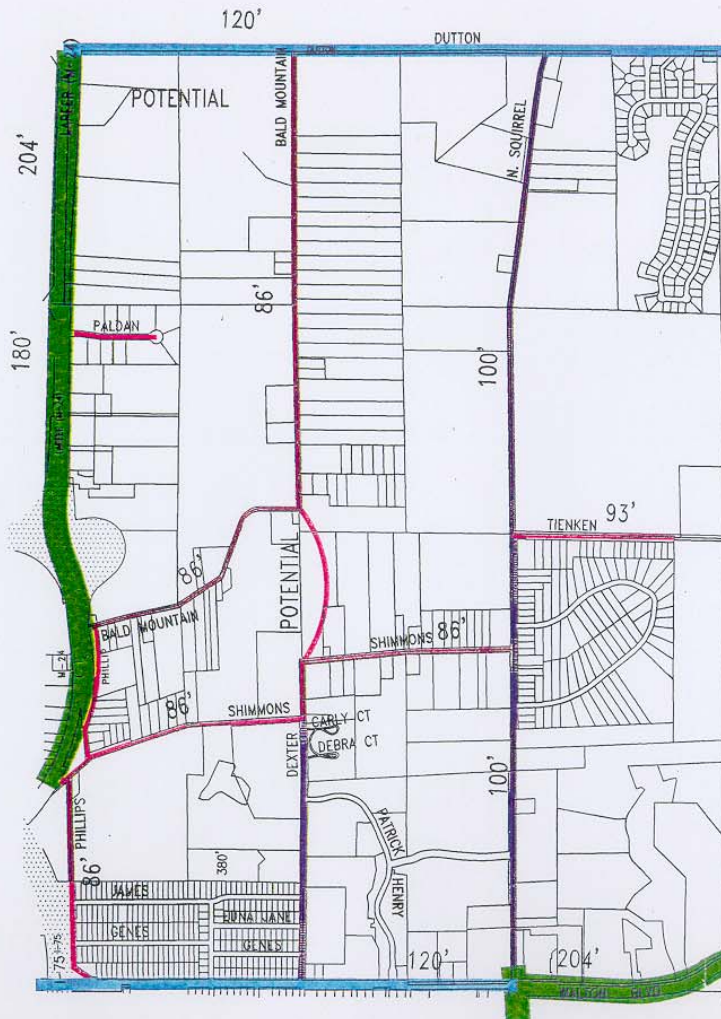








 *Progressive Planning Associates, P.C.*  
BLOOMFIELD HILLS, MICHIGAN

As of July, 2000







-  FREEWAY (360' R.O.W.)
-  MAJOR THOROUGHFARE (150' - 204' R.O.W.)
-  THOROUGHFARE (100' - 120' R.O.W.)
-  MAJOR COLLECTOR (86' - 100' R.O.W.)
-  COLLECTOR (60' - 86' R.O.W.)
-  PROPOSED INTERCHANGE

# MAJOR THOROUGHFARE PLAN

CITY OF AUBURN HILLS PLANNING COMMISSION

ADOPTED BY THE CITY OF AUBURN HILLS PLANNING COMMISSION  
IN ACCORDANCE WITH ACT 285 OF 1931, THE MUNICIPAL PLANNING ACT, ON  
APRIL 20, 1995 AFTER PUBLIC HEARING ON APRIL 6, 1995

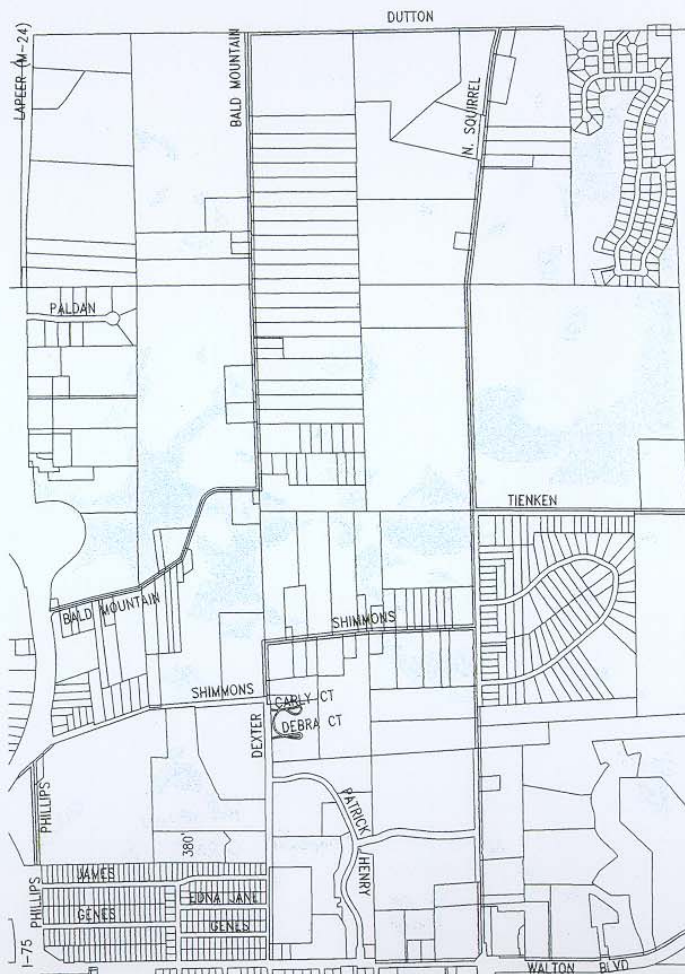
DENNIS GRIFFIN, CHAIRMAN  
CITY OF AUBURN HILLS PLANNING COMMISSION

CHARLES COCHRAN, SECRETARY  
CITY OF AUBURN HILLS PLANNING COMMISSION

As of July, 2000

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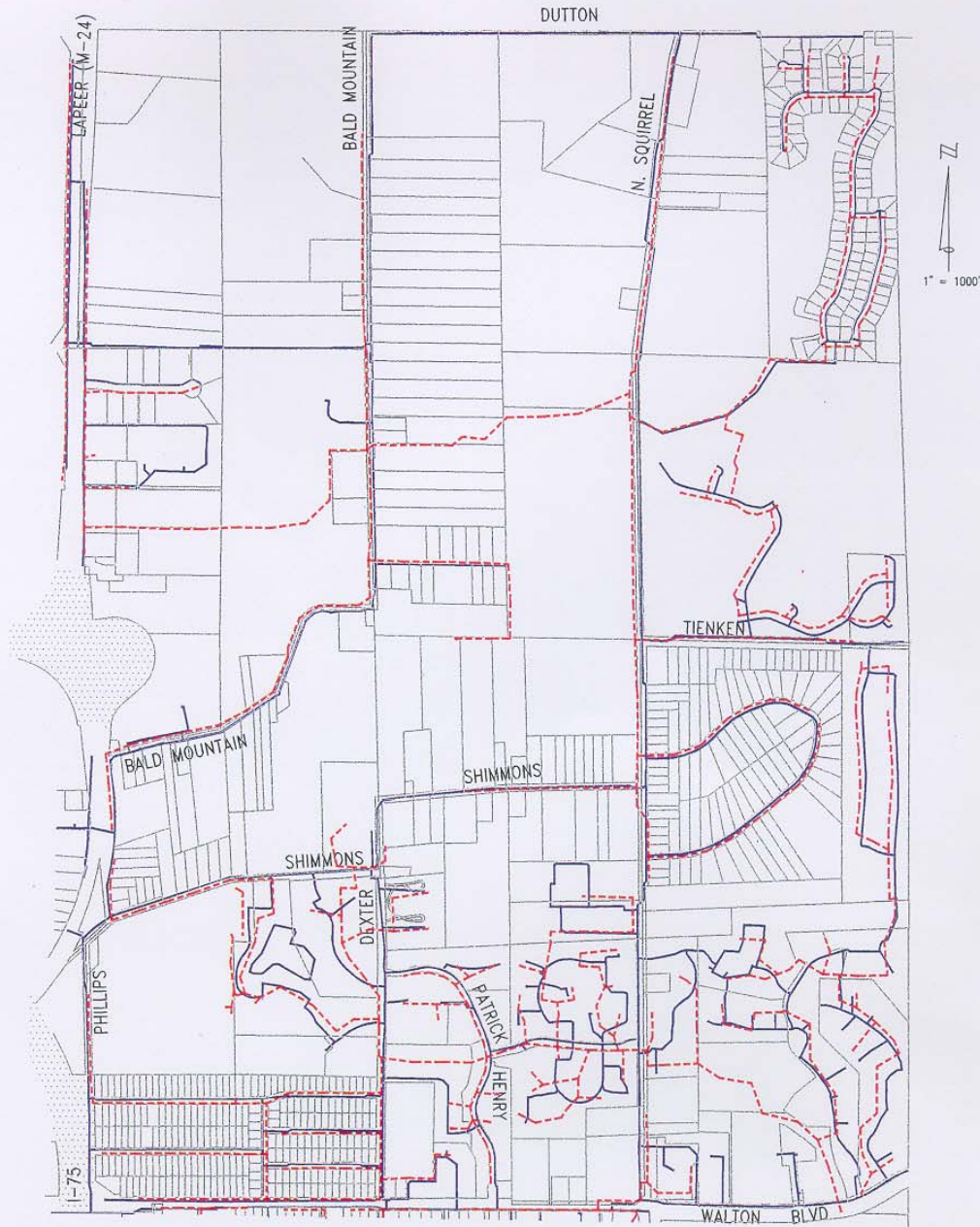


# WETLANDS MAP CITY OF AUBURN HILLS

WETLAND

As of July, 2000

<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>REASON</th> </tr> <tr> <td>1</td> <td>07-12-00</td> <td>ORCHARD</td> <td>FINAL</td> </tr> </table> <p>DATE: 07-12-00 BY: ORCHARD REASON: FINAL</p>	NO.	DATE	BY	REASON	1	07-12-00	ORCHARD	FINAL	<p>DATE: 07-12-00 BY: ORCHARD REASON: FINAL</p>	<p>WETLANDS MAP BUILDOUT ANALYSIS N.E. CORNER CITY OF AUBURN HILLS</p>	<p>ORCHARD, HOLT &amp; MCMILLAN, INC. 3000 Grandview Road Farmington Hills, MI 48334 (248) 852-4470 (248) 852-4471 fax</p> <p>DATE: 07-12-00 BY: ORCHARD REASON: FINAL</p> <p>1 OF 1 100-00-0041</p>
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1	07-12-00	ORCHARD	FINAL								



# NORTH EAST CORNER EXISTING WATER MAIN AND SANITARY SEWER

— WATER MAIN, 6"-20"  
- - - SANITARY SEWER, 8"-18"

ORCHARD, HILTZ & MCCLIMENT, INC.



34935 Schoolcraft Road  
Livonia, MI 48150  
(734) 522-6711

**CITY OF AUBURN HILLS  
PLANNING COMMISSION MEETING**

**September 7, 2000**

**CALL TO ORDER:** Commissioner Cooper called the meeting to order at 7:15 p.m.

**ROLL CALL:**

Present.	Beckett (7:50), Cooper, McKissack, Ouellette, Schoonfield, Shaw
Absent.	DeClerck, Hurt-Mendyka, Spurlin
Also Present.	Community Development Director McBroom
	City Planner Cohen
	DPW Director Culpepper
	Councilpersons Sendegas, Pillsbury
	Library Board Member Fritz
	ZBA Chairperson Gore
	TIFA Chairperson Bennett
	ERB Members Kresnak, Rowe, Peters, Ostrowski
	City Engineers Westmoreland, Jansen
	76 Guests

**LOCATION:** Auburn Hills Public Library, 3400 E. Seyburn Drive, Auburn Hills MI 48326

**PERSONS WISHING TO BE HEARD** - None

**SPECIAL PRESENTATION:**

**A Landscape of Wetlands and Homes: Collaborating with Regulators and Realtors**

Mr. Scott McEwen, Water Resource Program Director, Tip of the Mitt Watershed Council gave a presentation regarding Landscape of Wetlands and Homes. Mr. McEwen explained there are different types of wetlands: marshes, having grassy vegetation usually near lakes that support wildlife habitat; swamps which have woody vegetation; and bogs that are very nutrient poor. In determining a wetland there are three different factors involved: the type of vegetation growing, the soils present, and the presence of water in the soil column. This criteria was set by the Army Corps of Engineers and is used nationwide, stated Mr. McEwen. He proceeded, once the boundaries of the wetlands are determined the area is flagged and that's what determines where building can take place and where it can't. Continuing, Mr. McEwen said Michigan is unique because the Army Corps of Engineers does not have complete control over wetlands, the Army Corps of Engineers shares jurisdiction with the Michigan Department of Environmental Quality (MDEQ) overseeing the Great Lakes, Lake St. Clair, and the Detroit River. However MDEQ has jurisdiction over all inland waters in the state. Mr. McEwen explained not all wetlands are protected, only if they are adjacent to or contiguous to a lake or stream, and the primary activities that are regulated are dredging, filling, and draining.

Mr. McEwen continued explaining one very important job of the wetland is flood control. The ground acts like a big sponge absorbing much of the water and slowly releases the water over a period of time. Continuing, Mr. McEwen said another very important benefit of the wetland is it filters water; as polluted water moves off the landscape, the soils in the wetlands trap the pollutants, thus filtering the water to run off into a lake or stream. Mr. McEwen stated wildlife depends on the wetlands, some for breeding, some for food and others for habitats.

Mr. McEwen showed overhead projector images of construction vs. wetlands and how to achieve the construction of buildings without disturbing too much of the wetlands. Continuing, Mr. McEwen said design features can lessen wetland impacts and make for friendlier neighborhoods, more open spaces, wildlife, and trails. Mr. McEwen said the lots can be smaller with different configurations leaving open space that would be owned by the homeowners association.

**Mr. Bob Kittle**, 4132 Arcadia, asked how this presentation would affect the development of the northeast corner of the City. Mr. McBroom explained with numerous wetlands in the northeast corner of the City, education about wetlands and how to develop properties preserving those wetlands is a very important component of the planning process. Also, Mr. McBroom stated a main concern of the Planning Commission and the City Council is the density and how it would be accomplished.

**Mr. Henry Knight**, 420 Grey Road, asked Mr. McEwen if he would suggest as part of the property development that a wetland analysis be done on larger pieces of property. Mr. McEwen recommended that a natural features inventory be done on all property to determine what exists on the land.

Mr. McEwen responded to **Ms. Josie Fritz**, 3626 N. Shimmons Circle, whose concern is the wild life, he explained in Hamburg Township corridors were created between properties for wildlife to roam about, keeping them off the roads. Mr. McBroom stated in Hamburg Township, densities weren't cut down, but development was encouraged in other ways, by creating smaller lots in exchange for preserving open space areas.

In response to a resident from Shimmons Road, Ms. Cooper said smaller lot sizes for the exchange of open space has not yet been addressed, but will be part of the planning discussions.

Mr. McBroom described Heritage Hills as a very highly regarded development with most lots only 6,000 sq. ft. in size (60 x 100), however the way they are clustered many of them front onto the large open spaces.

**Mr. Jim Thompson**, 3196 Shimmons Road, questioned how property can be sold to developers, if the developers won't be able to make any money. Mr. McEwen replied the density doesn't need to be lowered necessarily, but the configuration of the homes and open space will increase the marketability.

**Ms. Julia Green**, 2557 Patrick Henry, asked if the City was planning on marketing to the older population with more expensive homes, preventing young working families from moving into Auburn Hills. Ms. Cooper explained these meetings are to determine the density for the northeast corner of the City, which could predicate the cost of homes.

**Mr. Dave Wolenberg**, 4070 Blue Heron, asked if the zoning district would be changed from R-1 to a lesser density. Mr. McBroom explained policy may need to be changed, the master plan is only a policy guide.

**Ms. Vera Thompson**, 3196 Shimmons Road, questioned if the approved Shimmons Woodgrove subdivision plans would be changed as a result of these density meetings for this area. Mr. McBroom emphasized this was only a comparison of what could have been done with the Shimmons Woodgrove subdivision by varying the density and requiring open space. Ms. Thompson stated a developer is currently interested in her property, and asked how these changes would affect him and if he could proceed with R-1 as it stands now. Mr. McBroom stated if the master plan is changed by the Planning Commission and adopted by the City Council and the zoning ordinance is amended, then the developer would need to conform to the new zoning requirements. Mr. McBroom continued, stating it would all depend on when the plans for projects are submitted, whether it be prior to the zoning ordinance being amended or not. Ms. Thompson expressed her concern that changing the zoning ordinance, wouldn't be fair to property owners when there was a possibility that plans had already been in the works. Mr. McBroom commented property purchased for investment purposes and the fairness in a possible zoning amendment was a concern of both the Planning Commission and City Council. Mr. Thompson asked if this area of the City was being made an example of, or would this zoning apply to the entire City. Mr. McBroom explained there are very few areas of the City that haven't been developed and this residential northeast corner is the most significant area that hasn't been developed.

**Ms. Patty Boland**, 4226 Arcadia, questioned if the people on Shimmons Circle were aware of the proposed Shimmons Woodgrove subdivision. Mr. McBroom explained Shimmons Woodgrove

subdivision is already an approved subdivision, and the residents were aware of the plans for the subdivision.

**Ms. Laura Ochs**, 4015 Bald Mtn. Road, asked for the purpose of this Planning Commission meeting and why the residents were included. Mr. McKissack explained the concern was trying to preserve the woodlands, wetlands, and to minimize the density of the area and get input from the area residents.

### **Fiscal Impact of Residential Development**

Mr. McBroom reviewed his memo dated August 31, 2000 as follows:

#### **Introduction:**

*Per the Planning Commission's request, the Community Development Department has analyzed the fiscal impact of varying levels of residential development in the northeast corner of the community.*

*Fiscal Impact Analysis is a means of estimating the revenue, through property taxes, of a proposed project and estimating the increased service costs attributable to a proposed project. Analyzing the fiscal impact of a project should not be an overriding factor in making land use decisions, but clearly is a factor that should be considered as the Planning Commission contemplates different land use alternatives.*

*Many different techniques have been developed for analyzing fiscal impacts. The method employed here is the Per Capita Multiplier Method, and is discussed in great detail in The New Practitioners Guide to Fiscal Impact Analysis, by Robert W. Burchell, David Listokin, and William R. Dolphin.*

*This particular method requires that several assumptions be made, the two most important of which are as follows. First, the Per Capita Multiplier method assumes that overall City service costs attributable to residential and nonresidential development are proportional to the taxable value of residential and nonresidential development, respectively. Second it assumes that the service costs attributable to residential development are equally divided amongst the community's population on a per capita basis.*

*It should be noted, however, that the goal of this analysis is not to project actual anticipated service costs and revenues, but to enable us to compare relative costs and revenues when considering different land use alternatives. Essentially, this is a comparative analysis tool.*

*Below are the results of our fiscal impact analysis of residential development, at different densities, for the northeast corner of the City of Auburn Hills utilizing the Per Capita Multiplier method.*

#### **Fiscal Impact Analysis of Land Use Alternatives**

##### **Service Cost Analysis:**

*For Fiscal Year 2000, the City is under an approved operating budget of \$79,351,821.00. The most recent taxable value figures for all taxable property in the City indicate that 79 percent of this value is attributable to nonresidential property and the remaining 21 percent is attributable to residential development. Based upon the assumptions noted above, we therefore assume that 21 percent of the City's operating budget is used to service the City's residential areas, or \$16,663,882.00.*

*Based upon a SEMCOG year 2000 population estimate for the City of 20,995, the resulting City service costs, per capita, is \$793.71.*



Hence, a per capita cost of \$859.32 will be applied to the residential density alternatives being considered for the northeast corner of the City, which will be summarized in the table below.

**Tax Revenue Analysis:**

For the purposes of estimating City revenue through the property taxes generated by new residential development, we have begun with approximate values, per unit, at a total build out density of 3.2 units per acre. As the density decreases in the different alternatives, we have incrementally increased the per unit values, based upon the assumption that as the overall density decreases, the individual units become more valuable, due to the greater land area per unit that will be available. Again, the results are listed in the summary table below.

<i>Dwelling Units Per Acre</i>	<i>Total Dwelling Units</i>	<i>Total Service Costs</i>	<i>Total Tax Revenue</i>	<i>Revenue/Cost Ratio</i>
3.2	1,933	3,528,835	2,115,748	0.6
2.5	1,510	2,756,555	1,828,342	0.66
2	1,208	2,204,926	1,616,639	0.73
1.5	906	1,654,092	1,443,428	0.87

**Conclusions**

The purpose of this study was to analyze the fiscal impact of residential development at different densities. The results of this study suggest that residential dwelling units cost more to provide service than they generate in City tax revenue. This finding is consistent with studies conducted elsewhere in the country that also suggest that residential development costs more than it generates.

Furthermore, in our analysis, we have found that the greater the density, the greater the disparity between service costs and revenues. In effect, the gap gets wider as the population increases.

Again, this study is not intended as a means of projecting actual increases in service costs and revenues of proposed developments. It is intended as a means of comparing different alternative. The fiscal impact of land use alternatives should be considered, but only as one of many factors to be considered during the course of this overall master plan study.

Therefore, the overall conclusion that can be drawn from this study is that, as the Planning Commission and the City Council consider density alternatives in the northeast part of the City, it should be understood that as the residential density increases, the gap between City service costs and City tax revenue will increase.

**Mr. Daniel Cassidy** 3166 Pinecrest Way, commented the tax base for the City is excellent with first class City services for its residents due to the number of commercial businesses. He continued, stating with the city services available and new homes, it enables the smaller existing homeowner to update and restore what already exists and be comparable to what has happened in Birmingham.

A resident commented Shimmons Circle is a good example of lower density housing with more open space.

**Ms. Clampitt**, 3744 Tienken Road, thanked the Planning Commission for including the residents in the planning of the area and stated it is possible to preserve open spaces, but include smaller less expensive homes.

Mr. Cohen reviewed his memo dated September 1, 2000 as follows:



**Open Space Development: Case Study**

*Have you ever wondered...*

1. *What would the proposed Shimmons Woodgrove Subdivision look like if it were developed at 2.6, 2.3, 2.0, and 1.5 units per gross acre, instead of the proposed 3.3 units per gross acre?*
2. *What would the proposed subdivision look like if some land were set aside as permanent useable open space (e.g., village green, park, or nature preserve)?*

*I have contemplated the above and offer the enclosed case study for your review.*

**Shimmons Woodgrove Subdivision**  
**Case Study: Alternative Design Options**

**Parcel Description:**

*The site is 16.0 acres in size with woodland patches and no wetlands. It is relatively long in depth and thin in width, which limits creativity with the subdivision design. The property is located south of Shimmons Road, west of Squirrel Road. It is zoned R-1, One-Family Residential which allows lots to be a minimum 8,400 sq. ft. in size and 70 ft. in width.*

**Approved Design:**

*53 lots  
3.31 units per gross acre  
0.7 acres of open space (4.4% of site)*

**General Comments:**

*This is a "cookie cutter" conventional subdivision. It means the minimum standards of the City's zoning ordinance. This design is best defined as a pattern of "wall-to-wall" house lots with no useable community open space.*

*Questions which should be pondered are the following: Where will the kids play? The lots are too small to offer sufficient room to throw a football or play a pickup game of baseball. Where will residents in the subdivision congregate for neighborhood events? The subdivision is designed to orient its residents to their backyard space leaving little public area for personal interaction with others in the neighborhood.*

**Alternative Design #1:**

*42 lots  
2.63 units per gross acre  
Approximately 4.0 acres of open space (25.0% of site)*

**General Comments:**

*This alternative provides a mixture of lots developed at the City's R-1 and R-2 District standards for lot size and width. Almost all of the homes are situated around a neighborhood greenway called "Shimmons Green". The majority of the homes are on "single-loaded" streets, which in laymen's terms means they look upon greenspace. This design brings the very useable 3.4 acre greenway into the daily lives of those who walk, jog, bike, or drive along the street system. The insertion of the "tot lot" offers a close, safe place for children to play and parents to meet other parents. There is no doubt that if the proposed subdivision were developed like this alternative design, the lots and homes would sell at a good price, regardless of the outside factors facing the area.*

**Alternative Design #2:**

37 lots

2.31 units per gross acre

Approximately 4.0 acres of open space (25.0% of site)

**General Comments:**

*This design offers the traditional subdivision design with significant open space. The lots are proposed at R-1 District size and width requirements. The 3.3 acre nature preserve provided in the center of the development offers the future residents a place to escape. This less formal/passive type of open space is an amenity that many buyers search for when purchasing a home in a suburban area like Auburn Hills.*

**Alternative Design #3:**

32 lots

2.00 units per gross acre

Approximately 5.1 acres of open space (32.0% of site)

**General Comments:**

*This design is like a "golf course community without the golf course". The lots are proposed at R-1 District size and width requirements. This subdivision was designed around the woods and other natural features found on the sites. It would most likely be desirable to home buyers because it creates useable open space by preserving said areas in their natural state. This design was also well received by my fellow staff members due to its "rural atmosphere".*

**Quick Summary Table**

Design	Lots	Units Per Gross Acre	Open Space Design Lot Standards	Conventional Lot Standards*
Approved Subdivision Design	53	3.31	N/A	8,400 sq. ft. 70 ft. wide (4.4% open space)
Alternative Design #1	42	2.63	7,200 and 8,400 sq. ft. 60 and 70 ft. wide (25% open space)	12,000 sq. ft. 90 ft. wide
Alternative Design #2	37	2.31	8,400 sq. ft. 70 ft. wide (25% open space)	15,000 sq. ft. 100 ft. wide
Alternative Design #3	32	2.00	8,400 sq. ft. 70 ft. wide (32% open space)	18,000 sq. ft. 110 ft. wide
Alternative Design #4	25	1.56	8,400 sq. ft. 70 ft. wide (44% open space)	21,780 sq. ft. 120 ft. wide

\*Lot sizes if the site were developed as a conventional subdivision at the density provided in the table.

In reply to a resident questioning the number of people who purchased property as an investment, Mr. Cohen said that is something that can be discussed at the October 5, 2000 meeting.

**Ms. Jan Kittle**, asked if there was a traffic study being done on the area and Mr. McBroom replied there is a traffic study currently being worked on.

A resident questioned if a developer would lose money by decreasing the density of the housing. Mr. Cohen replied it is a possibility, however with the demand for open space in subdivisions, the value of lots could rise.

**Ms. Helen Peters**, Shimmons Road said she was very encouraged by the City listening to the residents and thanked Mr. Cohen, Mr. McBroom, and the Planning Commission for setting up these types of meetings.

**Mr. Jim Vacketta**, 4265 Arcadia, asked if the survey done by Oakland University had been started yet. Ms. Cooper replied it was on the City Council agenda for September 18, 2000 for final approval.

**Mr. Jim Przybylo**, 3778 Tienken, urged the Planning Commission to pursue the density question so that clearing all the land and misplacing wildlife doesn't continue.

**Mr. James Thompson**, described the Shimmons Woodgrove subdivision saying it was not surrounded by vacant property, but by apartments and senior citizens housing, both which are high density. Mr. Thompson continued, stating other property he owns was an investment for retirement, and he is now retired and would like to sell the property for the maximum price, not with changed density.

**Mr. Dave Heilbrun**, 4260 Bald Mtn. Road asked if the Oakland County Road Commission property would be available to turn into park property. Mr. Cohen indicated the City would be talking with Oakland County to ask what their intentions for those parcels are.

Mr. McBroom invited all the attendees to come to the visioning meeting on October 5, 2000. Mr. McBroom explained there would be several groups of people discussing and "visioning" what was wanted for this area in the future.

**Ms. Veronica Mapar**, asked if the homeowners or property owners would be notified. Mr. Cohen replied all property owners would be notified of the October 5, 2000 meeting.

**Ms. Mary McCollum**, Hawthorne Drive, asked if there were any road extensions being considered or any type of traffic proposals. Mr. Cohen explained that would be part of the future meetings and there are many possibilities.

**Ms. Tracey Wagner**, Pinecrest Way, questioned if residents' suggestions and opinions would impact the Planning Commission decisions and what the tentative date is for the zoning decision to be made and finalized. Mr. Cohen replied he thought by January or February of 2001 there would be defined goals and direction, and, by involving all the residents in these meetings, the Planning Commission will take all perspectives into consideration.

Mr. McBroom in answer to a resident, explained by state law residents within 300 feet of new developments are notified, however, residents should be aware of their current property zoning and know the possibilities. Mr. Cohen mentioned all public hearings are also published in the Oakland Press.

**ANNOUNCEMENT OF NEXT MEETING** - The next regularly scheduled meeting is September 21, 2000.

#### **ADJOURNMENT**

Mr. Beckett moved to adjourn the meeting.

Supported by Ms. Cooper

**VOTE:**                      Yes:    Beckett, Cooper, McKissack, Ouellette, Schoonfield, Shaw,  
                                     No:    none

**Motion carried (6-0)**

The meeting was adjourned at 9:45 p.m.

Kathleen Novak  
Records Retention Clerk

Carolyn Shaw  
Secretary

Attachment

3.3 units per gross acre

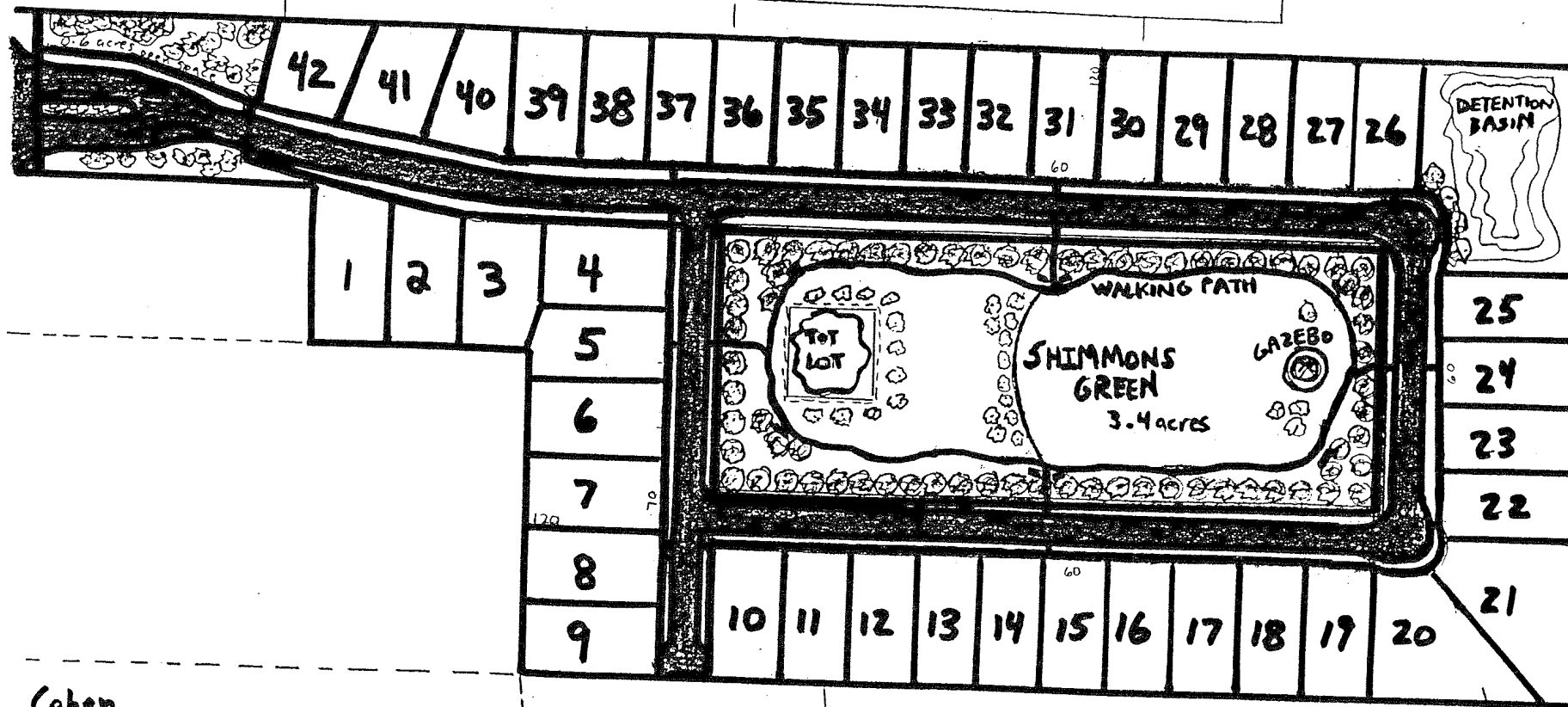


(not to scale due to reduction)

# ALTERNATIVE # 1

16.0 acre site  
 42 lots (60-70 ft. width)  
 (7,800 sq. ft. - 8,400 sq. ft.)  
 2.63 units per gross acre

3.4 acre village green  
 ± 4.0 acres - total open space  
 25% open space



Cohen  
 8-00

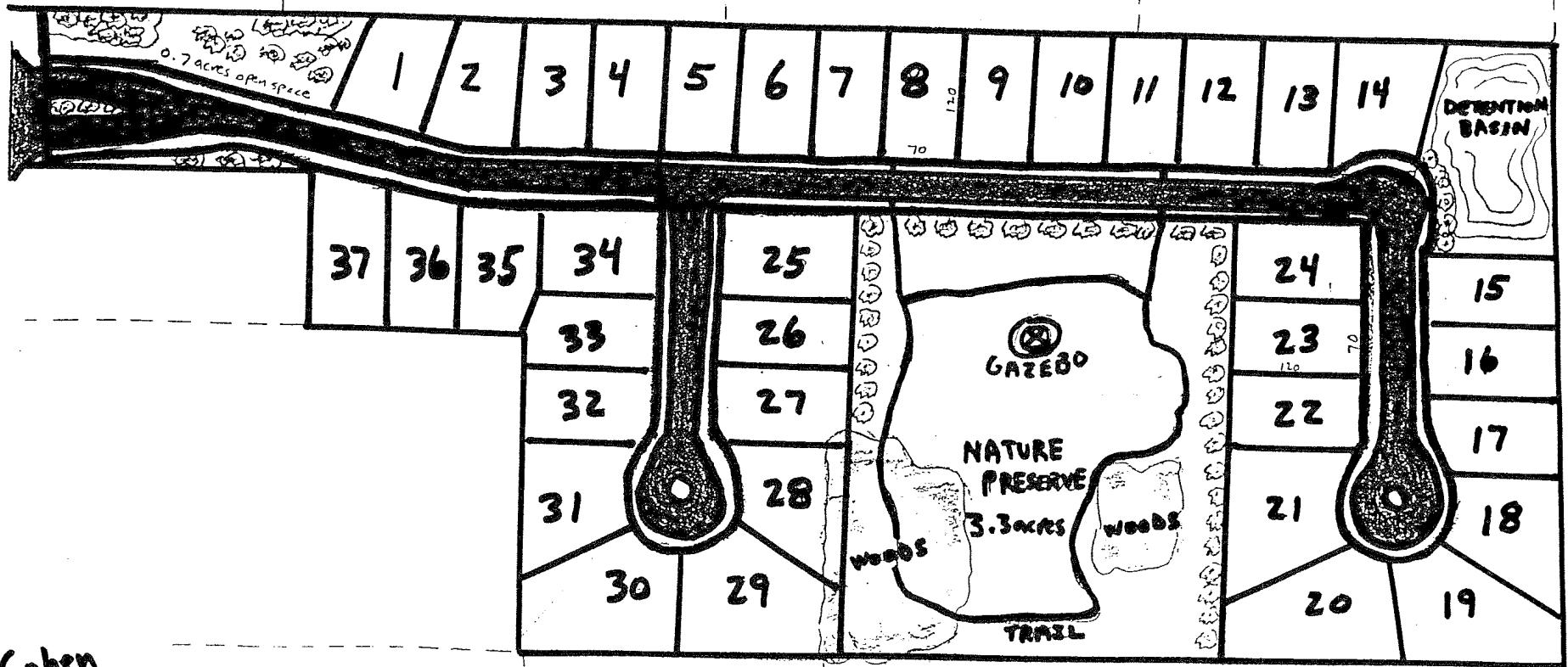
← N 1" = 100'

(not to scale due to reduction)

# ALTERNATIVE #2

16.0 acre site  
37 lots (70ft. width)  
(8,900 sq. ft. +)  
2.31 units per gross acre

3.3<sup>1</sup>/<sub>2</sub> acre nature preserve  
4.0<sup>1</sup>/<sub>2</sub> acres - total open space  
25% open space



Cohen  
8-00



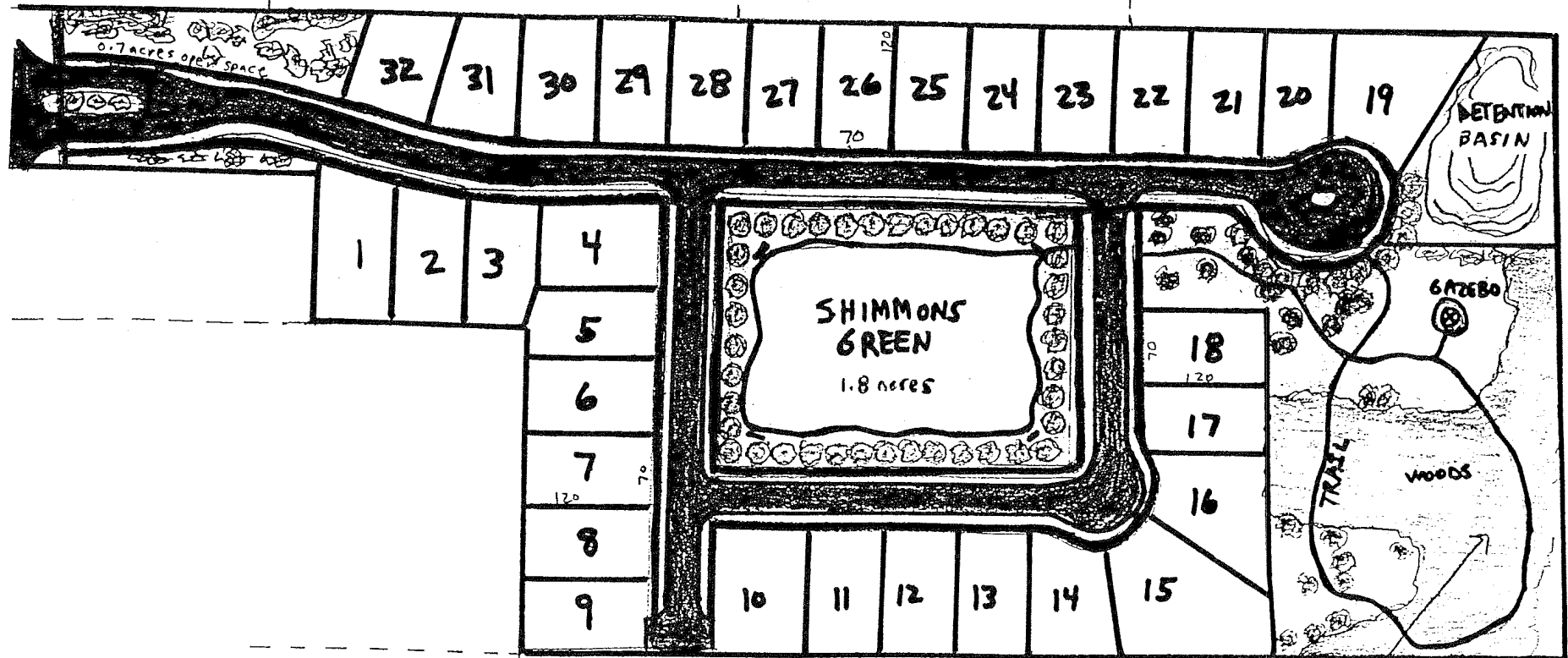
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# ALTERNATIVE #3

16.0 acre site  
32 lots (70ft. width)  
(8,400 sq. ft. +)  
2.0 units per gross acre

1.8 acre village green  
5.1± acres-total open space  
32% open space



Cohen  
8-00

← N 1" = 100'

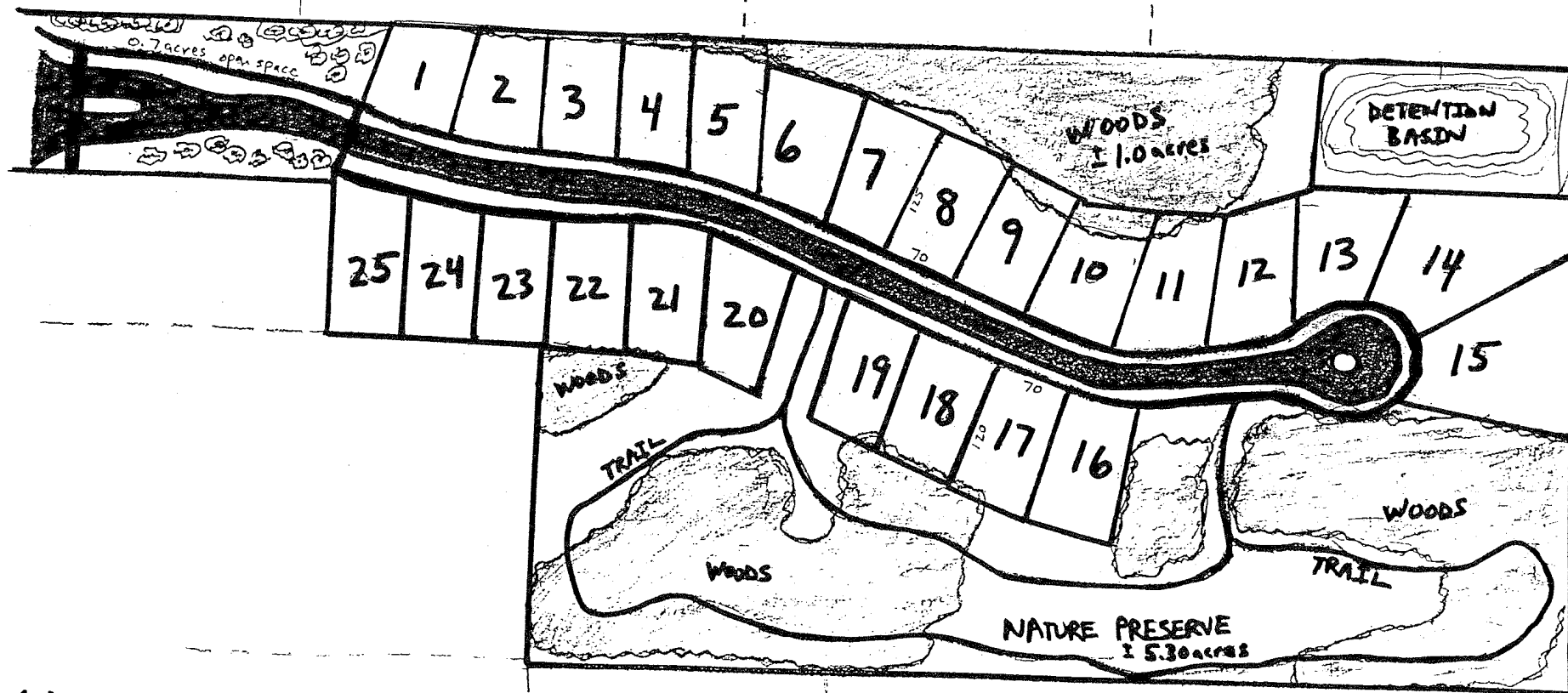
NATURE PRESERVE  
2.6 acres±  
(not to scale due to reduction)



# ALTERNATIVE #4

16.0 acre site  
 25 lots (70ft. width)  
 (8,400+ sq. ft.)  
 1.56 units per gross acre

± 7.0 acres open space  
 44% open space



Cohen  
 8-00



1" = 100'

(not to scale due to reduction)

**CITY OF AUBURN HILLS  
PLANNING COMMISSION MEETING**

**October 5, 2000**

**CALL TO ORDER:** City Manager Ross called the meeting to order at 7:15 p.m.

**ROLL CALL:**

Present.	Beckett, Cooper, McKissack, Ouellette, Schoonfield, Spurlin
Absent.	DeClerck, Hurt-Mendyka, Shaw
Also Present.	City Manager Ross
	Community Development Director McBroom
	City Planner Cohen
	Building Official Spencer
	Building Clerk Johnson
	Representatives from the City Council (3), Zoning Board of Appeals (1), Environmental Review Board (4), and TIFA (1)
	104 Guests

**LOCATION:** Oakland Christian School, 3075 Shimmons Road, Auburn Hills

Mr. Ross welcomed all to the meeting and expressed his delight at the turnout. He apologized that all residents did not receive an invitation due to the return of some 400 post cards by the post office.

Mr. McBroom explained to all the residents the procedure for the meeting, stating groups of 8 residents would write down ten of their most important ideas as to how the northeast corner of the City should be zoned or what outcome they would like to see. He continued saying all the ideas would be compiled and each resident in attendance would have five votes for what is most important to them.

Discussion among the groups took place and the voting was completed.

**Top Five Responses**

1. Save large trees/woodlands and wetlands (33)
2. Adopt "open space" requirements for residential areas (28)
3. Become part of the Rochester Hills/Avondale School District (25)
4. Change current residential density requirement, lower density, and improve R-1 zoning (24)
5. City acquire vacant/wetlands type of lands (23)

**Other Responses**

Need bike paths and sidewalks (19); Extend Dutton Road to Lapeer Road (17); Re-open Tienken Road (17); Keep country feel (16); Single-family homes with minimum ½ acre lots with open space (13); Keep NE Corner mostly residential (12); No more mobile homes parks (12); Add golf-course on Oakland County Road Commission property located at the SE corner of Dutton Road and Bald Mountain Road (11); Paving of all dirt roads (11); Sound barrier along I-75, Lapeer Road, and AJAX (11); Add cross country ski trails at old landfill site located at the SW corner of Dutton Road and Bald Mountain Road (9); More high end home/condos (9); More control of traffic speed (9); City-wide garbage/recycling and drop-off recycling (8); Create more parklands/possibly even pocket parks (8); No more strip malls (7); Preservation of natural areas (6); Larger lots sizes (5); Plan for additional traffic (5); Conservation areas (4); Do not extend Dexter Road to the north (4); Preserve the rights of current property owners so they can sell their property without any restrictions (4); Gas type of street lights and cobblestone walkways in neighborhoods (3); Affordable homes (3); Do not extend Tienken Road to the west to Bald Mountain Road (3); No more square subdivisions - be artistic (3); Re-do brownfields for open space (2); Clean up junk cars off people's

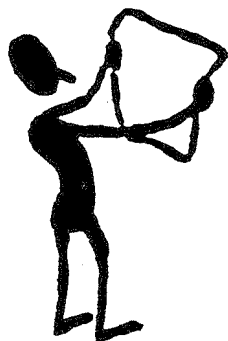
lots (2); Alleviate traffic congestion on Walton (2); Install children's play structures at Hawk Woods (1); More multi-family housing (0); Clean up junk on Bald Mountain Road (0); No additional industrial uses in residential areas (0); Maintain property values (0); Dog parks (0); We residents want the same considerations as corporations (0); T&R "clean" industrial development at the southeast corner of Dutton and Bald Mountain Road. (0); Listen to us and not have this be a waste of time (0); Add additional trees to existing neighborhoods (0); High quality homes (0); Prefer to see single-family condos on Wilson Garner's property (0); and Reduce unneeded traffic signals (0).

Mr. Ross asked for a show of hands on how many residents would be attending the next work session Planning Commission meeting set for November 2, 2000. Since there were many people interested in attending the next work session, Mr. Ross indicated the Community Development Department would be sending out post cards to area residents informing them of the time and location of the meeting. Mr. Ross thanked all the residence for their participation.

The meeting was adjourned at 9:00 p.m.

Kathleen Novak  
Records Retention Clerk

Carolyn Shaw  
Secretary



Study of the NE Corner  
of the City of Auburn Hills  
Neighborhood Visioning Meeting  
October 5th at 7:00 p.m.  
Oakland Christian School  
3075 Shimmons Road

The Auburn Hills Planning Commission will be conducting an informal meeting designed to solicit comments, preferences, and opinions from all interested parties regarding for the future growth and development of the NE Corner of the City.

Please R.S.V.P. to the Community Development Department at 248-391-8180 by Monday, October 2nd so that we may plan for your attendance.

**CITY OF AUBURN HILLS  
PLANNING COMMISSION MEETING**

**November 2, 2000**

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

**ROLL CALL:**

Present.	Beckett, Cooper, Hurt-Mendyka, Marien, McKissack, Ouellette, Schoonfield, Spurlin
Absent.	DeClerck
Also Present.	Community Development Director McBroom City Planner Cohen City Manager Ross Councilpersons Harvey-Edwards, Knight, Pillsbury, Sendegas TIFA Chair Bennett 72 Guests

**LOCATION:** Oakland Christian School, 3075 Shimmons Road, Auburn Hills MI 48326

Planning Commission Chair Beckett opened the meeting and thanked Oakland Christian School for the use of their building. He also thanked all of the residents for attending the meeting. He mentioned this is the third session in the envisioning process and explained the last session focused on what residents wanted and didn't want to see in the northeast corner of the community.

Community Developer Director McBroom reviewed the past planning sessions and explained the first meeting was collecting information about the area, discussing open space concepts, the importance of protecting the wetlands, the discussion of the build out analysis, and potential developments in the northeast part of the City. Mr. McBroom stated: *The City of Auburn Hills held a public meeting on October 5, 2000 to involve City residents, property owners, and other invited guests in the identification of the core values and issues facing the NE corner of the community. Over 100 people attended the event.*

*Those attending were active participants in the meeting. They were divided into 13 groups (8 people in each) and asked to answer the following question:*

***What do you want/not want the NE Corner to look like in the future?***

*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 five responses to the question by placing colored stickers on the summary list. Enclosed is the final tally of the participants' top responses.*

*The enclosed responses will assist the Planning Commission in developing goals and policies for the NE corner of the City.*

***Top Five Responses***

1. *Save large trees/woodlands and wetlands (33)*
2. *Adopt "open space" requirements for residential areas (28)*
3. *Become part of the Rochester Hills/Avondale School District (25)*
4. *Change current residential density requirement, lower density, and improve R-1 zoning (24)*
5. *City acquire vacant/wetlands type of lands (23)*

Other Responses

*Need bike paths and sidewalks (19); Extend Dutton Road to Lapeer Road (17); Re-open Tienken Road (17); Keep country feel (16); Single-family homes with minimum ½ acre lots with open space (13); Keep NE Corner mostly residential (12); No more mobile homes parks (12); Add golf-course on Oakland County Road Commission property located at the SE corner of Dutton Road and Bald Mountain Road (11); Paving of all dirt roads (11); Sound barrier along I-75, Lapeer Road, and AJAX (11); Add cross country ski trails at old landfill site located at the SW corner of Dutton Road and Bald Mountain Road (9); More high end home/condos (9); More control of traffic speed (9); City-wide garbage/recycling and drop-off recycling (8); Create more parklands/possibly even pocket parks (8); No more strip malls (7); Preservation of natural areas (6); Larger lots sizes (5); Plan for additional traffic (5); Conservation areas (4); Do not extend Dexter Road to the north (4); Preserve the rights of current property owners so they can sell their property without any restrictions (4); Gas type of street lights and cobblestone walkways in neighborhoods (3); Affordable homes (3); Do not extend Tienken Road to the west to Bald Mountain Road (3); No more square subdivisions - be artistic (3); Re-do brownfields for open space (2); Clean up junk cars off people's lots (2); Alleviate traffic congestion on Walton (2); Install children's play structures at Hawk Woods (1); More multi-family housing (0); Clean up junk on Bald Mountain Road (0); No additional industrial uses in residential areas (0); Maintain property values (0); Dog parks (0); We residents want the same considerations as corporations (0); T&R "clean" industrial development at the southeast corner of Dutton and Bald Mountain Road. (0); Listen to us and not have this be a waste of time (0); Add additional trees to existing neighborhoods (0); High quality homes (0); Prefer to see single-family condos on Wilson Garner's property (0); and Reduce unneeded traffic signals (0).*

A resident asked if reopening of Tienken Road was a dead issue. Mr. McBroom replied the City Council is available to all residents to answer any questions or concerns the residents may have, however the Dutton and Tienken Road issues are not issues pursued by the Planning Commission. Mr. McBroom also stated that the school district boundaries are beyond the control of the City, because the boundaries are a state issue and must be dealt with there.

A resident questioned the possibility of Auburn Hills starting their own school district. Mr. McBroom explained there would need to be much research done. Another resident asked why the City couldn't lobby the State to get redistricted. Mr. McBroom explained it is not the role of the City to spearhead such an endeavor, however because of the number of comments, the City Council is aware of the concern. Mr. McBroom stated he didn't think this topic should be part of the land use plan because there isn't anything the Planning Commission can do. Ms. Hurt-Mendyk explained the school district issue must be initiated by the residents.

Mr. McBroom started with the first of the preliminary goals: "Preserve Open Space and Natural Features by lowering allowable densities, adopting open space zoning regulations and setting aside sensitive natural lands as permanent conservation areas."

Ms. Cooper suggested open spaces possibly being achieved by keeping the area residential with large open parcels as opposed to squeezing as many houses as possible onto smaller lots.

Mr. Schoonfield explained it isn't necessary to have as many houses constructed on smaller lots to have a financial gain, more lots does not necessarily mean more money. Financial gains are very real having larger lots with fewer houses, as done in many other communities. Ms. Hurt-Mendyk suggested possibly adding additional residential zoning areas with different requirements.

**Mr. James Thompson**, 3196 Shimmons Road explained he is trying to sell his land to a developer, and developers are not interested in developing residential areas in Auburn Hills.

Mr. McBroom suggested two possible goals to preserve the open space, one being lowering densities and the other preserving open space. However, one goal could be done around the other, preserving open space without lowering the density and lowering the density without having open space.

**Mr. Benjamin Denno**, owns six lots at the corner of Squirrel and Simmons and stated he hasn't built there because of the Pontiac school district. He also mentioned a subdivision already constructed aimed at 55+ years old, is having a difficult time attracting people to sell those lots. Mr. Denno suggested charging the developers to construct the open spaces and the infrastructure. Mr. McBroom mentioned he had spoke with the developers of Heritage in the Hills and understood there were no problems in selling the properties.

A resident said he didn't feel Auburn Hills could be compared to other communities.

**Ms. Bobbi Tally**, recently moved from Troy said there is a stigma for young families to live in Auburn Hills because of the school district, a city needs a nucleus (the young family), or there isn't much.

Ms. Hurt-Mendyka explained a resident in Auburn Hills, Pam Howard, became active in attempting to start charter schools, and discovered the Pontiac school district collects the taxes from Auburn Hills in support of the schools. In order for Auburn Hills to secede from Pontiac schools Auburn Hills must petition Pontiac schools and Pontiac must agree to release Auburn Hills from their school district. At this point that will not happen.

**Ms. Betty Schlocker**, Troy, attends St. John Fischer Chapel and explained Troy has many of the very dense subdivisions and as a result there is a tremendous amount of traffic congestion. There is a good tax base in Troy, but after awhile it is just a drive through community. She continued saying people are leaving Troy and heading north in search of trees and open spaces.

**Ms. Hanna Clampitt** supported the comments made by Ms. Schlocker.

There was no response to the resident who asked if anybody opposed goal number one.

Mr. McBroom introduced goal number 2: *"Encourage additional residential development and vary densities so as to offer a range of housing options, while prohibiting further commercial and industrial development within existing residential areas."*

Mr. Beckett explained almost everybody agreed they only wanted to see residential in this end of the City, and he explained there is a need to look at the ordinance to determine the density and green spaces and to make appropriate changes.

Mr. McKissack mentioned 830 proposed units of cluster housing will be constructed in the Auburn and Adams Road area to attract young professionals with homes costing \$300,000 plus. He continued stating there is a market for residential in Auburn Hills.

A resident stated the area Mr. McKissack is referring to is in the Avondale school district, not the Pontiac school district.

Mr. Schoonfield explained there are two developments in the works for the northeast area and the ordinance needs to be changed to reflect what is wanted in that area. Mr. McBroom explained there are some developments in the area that have been approved by the Planning Commission, however construction has not been started.

**Mrs. Ruth Thompson** questioned why, if there is a school in back of her house, are the children bussed to a different school. Mr. Spurlin explained desegregation is still in effect, however because of the cost of bussing children, change could be coming.

In answer to a question by a resident, Mr. McBroom explained density at the high end could be 3.2 houses per acre and the low side of 1.5 houses per acre.

Mr. Cohen explained the density drawings saying the original plan portrays 3.31 houses per acre with 53 lots on 16 acres. The following portrays different densities on the same property:



- 1) 2.63 units per acre/42 lots on 16 acres
- 2) 2.31 units per acre/37 lots on 16 acres
- 3) 2.00 units per acre/32 lots on 16 acres
- 4) 1.56 units per acre/25 lots on 16 acres

Mr. Thompson, Shimmons Road explained the above mentioned development is partially on his land. He continued saying from Shimmons Road there is 158 foot of frontage which has a drive that leads into the development and only one house can be seen from Shimmons Road. He stated developers will not buy the property if they can't make a return on their investment.

**Mr. Ken Posney** asked if these meetings relate to the current developments and can the developments be held up until decisions on amending the ordinance are made. Mr. McBroom explained any project that meets the current zoning ordinances cannot be held up, and changing the ordinance could take four to five months.

A resident commented he felt there was enough industrial and commercial and would like to see the northeast area stay residential.

Mr. McBroom continued with goal number 3: *"Explore, with the next update of the Master Recreation Plan, the possibility of adding additional recreational facilities, such as bike paths, pocket parks, a golf course and cross country ski trails."*

Mr. McBroom explained the master recreation plan is a separate document and is updated every five years and this goal should be included with the next update of the master recreation plan.

A resident questioned why another golf course was needed. Mr. McBroom explained it was one of the comments made at the visioning session.

**Ms. Josie Fritz**, N. Shimmons Circle asked about walking paths being installed between the two circles and to Tienken Road. She felt for safety reasons they are needed immediately. Mr. McBroom explained there is a pathway master plan that shows pathways being constructed in that area, however Mr. McBroom was unsure of the time schedule.

A resident suggested new residential awareness could be achieved by improving the recreation facilities in this area.

Another resident would like to see school redistricting as part of the master plan.

Ms. Cooper reiterated earlier comments that the Planning Commission is not the place to start the request for school redistricting. She suggested ~~the issue should start with the City Council requesting City Manager Ross or City Attorney Beckerleg to look into the matter~~ **how school districts are established for the residents.**

Ms. Hurt-Mendyka mentioned Recreational Director Marzolf has wonderful ideas for the recreation master plan and grants that can be applied for, saying this isn't something that is only looked at every five years.

Mr. Beckett said he would bring to the next meeting the City master plan for the pathways, both current and proposed pathways.

Mr. McBroom introduced goal number 4: *"Pursue needed public and private traffic improvements to accommodate the additional residential development."*

Mr. McBroom explained the City has a thoroughfare plan and it will have to be modified depending on the land use.

A resident felt the City was remiss in traffic control, in that putting up speed limit signs but not enforcing the speed limit is inadequate.

**Ms. Jeannette Schoonfield** asked what the smallest permissible size home is in Auburn Hills, and she noted if lots are 70 foot wide ranch style houses wouldn't fit. Mr. Cohen replied the minimum square footage of a house in the R3 **district is 950 square feet**, and R4 district is **850 880** square feet and 1,200 square feet in the R1 district.

A North Squirrel Road resident complained about the amount of traffic and the speeding cars on his road and asked what the City would do about it. He also mentioned the residents were promised all dirt roads would be paved by 1993. Mr. McBroom explained the police patrolled the area quite heavily for some time, however the police can't sit in that particular area indefinitely.

Another resident questioned the extension of Dutton Road to M-24, and said he doesn't want the traffic coming from Brown Road across M-24 and onto Dutton Road. Mr. McBroom said there would need to be a road study done before anything would be constructed.

**Ms. Irene Nahass** mentioned \$400,000 to \$500,000 houses bordering busy roads don't seem to affect people, they appreciate having easy access to main road.

Mr. Schoonfield stated he moved onto Squirrel Road in 1986 and the daily traffic count at that time was 800 cars a day. A new count was done in 1998 and the traffic count had increased to 2600 cars a day at the intersection of Tienken and Squirrel, which illustrates why density is so important.

Mr. McBroom introduced goal #5: *"Explore additional streetscape improvements along public roads in the area to improve community character."*

A resident suggested that the developers of any project should be required to install the pathways. Mr. McBroom said they currently do require developers to install them.

Mr. McBroom announced the dates of future meeting stating they would be held at the Auburn Hills Library on the following dates all starting at 7:30 p.m.:

Workshop #4 - Thursday, December 7, 2000

Workshop #5 - Thursday, January 4, 2001

Workshop #6 - Thursday, February 1, 2001

Workshop #7 - Thursday, March 2, 2001

A Public Hearing will be held in the council chambers on April 5, 2001 for the purpose of adopting the changes to the master plan. Mr. McBroom explained post cards will be sent out only for the March 2, 2001 meeting.

**Ms. Pillsbury** felt the meetings and process was taking too long. Ms. Hurt-Mendyka explained they want to move quickly but cautiously

Mrs. Thompson questioned if there would be City wide trash pickup. Ms. Cooper explained there was a survey in the works that would soon be sent out to some of the residents of Auburn Hills, and on that survey is a question regarding City wide trash pickup. Ms. Cooper continued stating once the survey is complete then that issue will be addressed.

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

Kathleen Novak  
Records Retention Clerk

**October 5th Neighborhood  
Visioning Meeting Results**

What do you want/not want the NE  
Corner to look like in the future?

Top Five Responses

1. Save large trees/woodlands and wetlands
2. Adopt "open space" requirements for residential areas
3. Become part of the Rochester Hills or Avondale School District
4. Change current residential density requirement, lower density, and improve R-1 zoning
5. City acquire vacant/wetlands type of lands

Study of the NE Corner  
of the City of Auburn Hills

**Planning Commission Study Meeting**

**November 2nd at 7:00 p.m.**

**Oakland Christian School Gymnasium  
3075 Simmons Road**

The Auburn Hills Planning Commission will review the results of the October 5th Neighborhood Visioning Meeting.

The Commission will also begin to formulate goals and policies for the future growth and development of the NE Corner of the City.

*Please R.S.V.P. to the Community Development Department at 248-391-8180 by Friday, October 27th so that we may plan for your attendance.*

## Charting a Vision for the Future

Study of the Northeast Corner of the City of Auburn Hills

### Neighborhood Visioning Meeting

Auburn Hills Planning Commission  
Oakland Christian School, 3075 Shimmons Road  
October 5, 2000

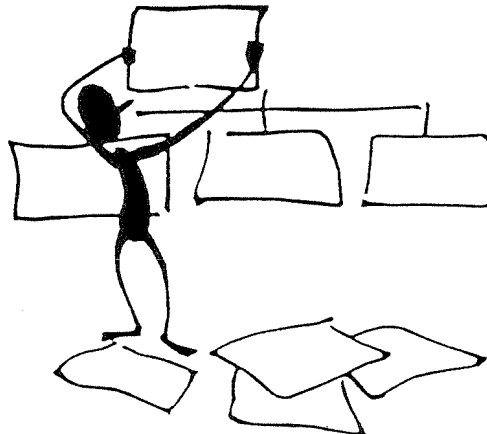
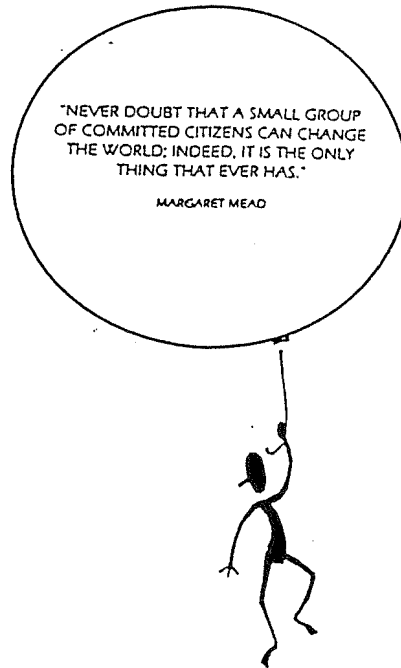
#### MEETING PURPOSE

The City of Auburn Hills held a public meeting on October 5, 2000 to involve City residents, property owners, and other invited guests in the identification of the core values and issues facing the NE corner of the community. Over 100 people attended the event.

Those attending were active participants in the meeting. They were divided into 13 groups (8 people in each) and asked to answer the following question:

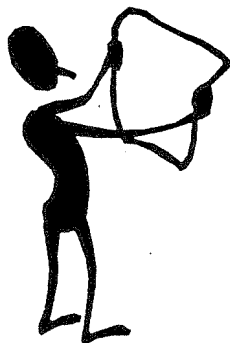
What do you want/not want the NE  
Corner to look like in the future?

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 five responses to the question by placing colored stickers on the summary list. Enclosed is the final tally of the participants' top responses.



The enclosed responses will assist the Planning Commission in developing goals and policies for the NE corner of the City.

What do you want/not want the NE Corner  
to look like in the future?



Top Five Responses

1. Save large trees/woodlands and wetlands (33)
2. Adopt "open space" requirements for residential areas (28)
3. Become part of the Rochester Hills/Avondale School District (25)
4. Change current residential density requirement, lower density, and improve R-1 zoning (24)
5. City acquire vacant/wetlands type of lands (23)

Other Responses

Need bike paths and sidewalks (19); Extend Dutton Road to Lapeer Road (17); Re-open Tienken Road (17); Keep country feel (16); Single-family homes with minimum  $\frac{1}{2}$  acre lots with open space (13); Keep NE Corner mostly residential (12); No more mobile homes parks (12); Add golf-course on Oakland County Road Commission property located at the SE corner of Dutton Road and Bald Mountain Road (11); Paving of all dirt roads (11); Sound barrier along I-75, Lapeer Road, and AJAX (11); Add cross country ski trails at old landfill site located at the SW corner of Dutton Road and Bald Mountain Road (9); More high end home/condos (9); More control of traffic speed (9); City-wide garbage/recycling and drop-off recycling (8); Create more parklands/possibly even pocket parks (8); No more strip malls (7); Preservation of natural areas (6); Larger lots sizes (5); Plan for additional traffic (5); Conservation areas (4); Do not extend Dexter Road to the north (4); Preserve the rights of current property owners so they can sell their property without any restrictions (4); Gas type of street lights and cobblestone walkways in neighborhoods (3); Affordable homes (3); Do not extend Tienken Road to the west to Bald Mountain Road (3); No more square subdivisions - be artistic (3); Re-do brownfields for open space (2); Clean up junk cars off people's lots (2); Alleviate traffic congestion on Walton (2); Install children's play structures at Hawk Woods (1); More multi-family housing (0); Clean up junk on Bald Mountain Road (0); No additional industrial uses in residential areas (0); Maintain property values (0); Dog parks (0); We residents want the same considerations as corporations (0); T&R "clean" industrial development at the southeast corner of Dutton and Bald Mountain Road. (0); Listen to us and not have this be a waste of time (0); Add additional trees to existing neighborhoods (0); High quality homes (0); Prefer to see single-family condos on Wilson Garner's property (0); and Reduce unneeded traffic signals (0).

# *Visioning Responses by Category*

## SAVE OPEN SPACE AND PRESERVE NATURAL FEATURES

Save large trees/woodlands and wetlands (33)  
 Adopt "open space" requirements for residential areas (28)  
 Change current residential density requirement, lower density, and improve R-1 zoning (24)  
 City acquire vacant/wetlands type of lands (23)  
 Keep country feel (16)  
 Single-family homes with minimum  $\frac{1}{2}$  acre lots with open space (13)  
 Preservation of natural areas (6)  
 Larger lots sizes (5)  
 Conservation areas (4)  
 Re-do brownfields for open space (2)

## ENCOURAGE SINGLE FAMILY RESIDENTIAL/LIMIT NON RESIDENTIAL

Keep NE Corner mostly residential (12)  
 No more mobile homes parks (12)  
 More high end home/condos (9)  
 No more strip malls (7)  
 Affordable homes (3)  
 No more square subdivisions - be artistic (3)

## ADD RECREATIONAL FACILITIES

Need bike paths and sidewalks (19)  
 Add golf-course on Oakland County Road Commission property on Dutton Road (11)  
 Add cross country ski trails at the SW corner of Dutton Road and Bald Mountain Road (9)  
 Create more parklands/possibly even pocket parks (8)  
 Install children's play structures at Hawk Woods (1)

## NEEDED TRAFFIC IMPROVEMENTS

Extend Dutton Road to Lapeer Road (17)  
 Paving of all dirt roads (11)  
 Sound barrier along I-75, Lapeer Road, and AJAX (11)  
 More control of traffic speed (9)  
 Plan for additional traffic (5)  
 Do not extend Dexter Road to the north (4)  
 Do not extend Tienken Road to the west to Bald Mountain Road (3)  
 Alleviate traffic congestion on Walton (2)

{Re-open Tienken Road (17)}

## LANDSCAPING & CITY SERVICE IMPROVEMENTS

City-wide garbage/recycling and drop-off recycling (8)  
 Gas type of street lights and cobblestone walkways in neighborhoods (3)  
 Clean up junk cars off people's lots (2)

## ITEMS BEYOND THE CITY'S JURISDICTION

Become part of the Rochester Hills/Avondale School District (25)

Draft

## GOALS

### ***Northeast Corner Neighborhood Master Plan***

"Preserve Open Space and Natural Features by lowering allowable densities, adopting open space zoning regulations and setting aside sensitive natural lands as permanent conservation areas"

"Encourage additional residential development and vary densities so as to offer a range of housing options, while prohibiting further commercial and industrial development within existing residential areas"

"Explore, with the next update of the Master Recreation Plan, the possibility of adding additional recreational facilities, such as bike paths, pocket parks, a golf course and cross country ski trails"

"Pursue needed public and private traffic improvements to accommodate the additional residential development"

"Explore additional streetscape improvements along public roads in the area to improve community character"

October 27, 2000



**CITY OF AUBURN HILLS  
PLANNING COMMISSION MEETING**

**December 7, 2000**

**CALL TO ORDER:** Chairperson Beckett called the meeting to order at 7:35 p.m.

**ROLL CALL:**

Present.	Beckett, Cooper, DeClerck, Hurt-Mendyka, Marien, McKissack, Ouellette, Schoonfield, Spurlin
Absent.	None
Also Present.	Community Development Director McBroom City Planner Cohen Mayor McMillin Councilperson Pillsbury 11 Guests

**LOCATION:** Auburn Hills City Library, 3400 E. Seyburn, Auburn Hills MI 48326

**PERSONS WISHING TO BE HEARD - None**

Mr. McBroom reviewed the past few planning sessions and stated the most important part of the process to this point was to determine what density would be appropriate for this land use.

Mr. Cohen reviewed his correspondence as follows:

**MASTER PLAN - DENSITY OPTIONS**  
***Northeast Corner of the City of Auburn Hills***

*The northeast corner of the City of Auburn Hills is a unique treasure that deserves special attention due to its "rural" atmosphere and natural features. The City has historically planned the majority of said area for single-family residential development with a coordinating zoning classification of R-1 District (8,400 sq. ft. minimum lot size). Yet, concerns have been expressed by some residents and City officials that little direction has been provided in regard to residential development design.*

*It appears that there is consensus from those who have attended the recent planning visioning and goal setting meetings that the City should act to adopt incentives and a clear policy to encourage land developers to design residential projects with high quality home sites surrounded by preserved natural areas (e.g., cluster and open space techniques or larger lot sizes).*

*The following options are provided to show how the "vision" and "goals" adopted in recent months could be implemented. The options listed below do not recommend amendments to the Zoning Ordinance which would require larger lot sizes to implement the objectives of the Master Plan.*

**Option #1**

**Master Plan:**

*Identify areas on the **Generalized Long Range Master Land Use Plan** as "Predominantly Open Space Residential." If parcels were to be developed as part of a subdivision plat or site condominium such areas would not be permitted to exceed 3.2 dwelling units per gross acre. This policy would be consistent with the allowed density under the current R-1 zoning classification and planned sanitary sewer capacity for the area.*

Zoning Ordinance: Require the majority of residential subdivisions and site condominiums to develop with cluster and open space planning techniques, which would be outlined in the Zoning Ordinance. Adopt criteria which would allow developers to create a "conventional " subdivision via Special Land Use with a density cap of 2.0 units per acre. Land divisions would not be required to utilize open space techniques, but would be required to follow the minimum lot size outlined in the R-1 District (8,400 sq. ft. or larger).

**Option #2:**

Master Plan: Transition residential density from south to the north on the **Generalized Long Range Master Land Use Plan** from 3.2 to 2.0 units per gross acre.

Zoning Ordinance: Allow lot sizes to be reduced with open space techniques in **Zoning Ordinance**. Developments would not be allowed to exceed the density cap allocated for the property on the master plan.

**Option #3:**

Master Plan: Transition residential density from south to the north on the **Generalized Long Range Master Land Use Plan** from 3.2 to 1.5 units per gross acre.

Zoning Ordinance: Allow lot sizes to be reduced with open space techniques in **Zoning Ordinance**. Developments would not be allowed to exceed the density cap allocated for the property on the master plan.

In answer to Ms. Marien, Mr. McBroom explained generally wetlands are not included as part of defined open space.

Mr. Beckett asked how developers could be encouraged to create open spaces in new developments. Mr. Cohen explained it could either be required in the zoning ordinance by the number of square feet or by being more flexible with the types of houses constructed. However, Mr. Cohen felt allowing certain densities in the zoning ordinance would be more effective. Mr. McBroom explained open space currently is a choice not a rule, but by making it part of the zoning ordinance it would be enforceable. Ms. Cooper indicated with the current developments in the area, the developers may take it upon themselves to create open space, and thus other developers following suit. Mr. McBroom notes many of those open spaces are forced because of the wetland areas that are involved, but if there weren't any wetlands, developers may not be so inclined to add open space.

Mr. Ouellette questioned how the taxes of open space would be paid, whether they were passed onto the subdivision property owners or could the open space be designated as a conservation easement to avoid paying taxes. Mr. Cohen indicated he wasn't sure, however he would look into the matter. In answering Mr. Ouellette, Mr. Cohen explained in the event someone attempted to divided an acre parcel into 3 lots as possible with option #3, there would need to be land divisions done as well as constructing roads. Mr. Cohen didn't think it would be the best option for developers, however it would be possible.

Mr. McKissack suggested with the higher density there would be more traffic congestion and asked how that would be handled. Mr. McBroom explained there would be an increase in traffic, however more often than not, the increased traffic comes from outside the community. Mr. McBroom also indicated road improvements would be necessary with any development.

Mr. Schoonfield referred to the build out analysis that was discussed at the first planning session, and stated the worst possible scenario in density could mean a 46% increase in residents. Mr. Schoonfield was in support of having the open space go hand in hand with the density.

Mr. McBroom indicated the definition of open space is found in the zoning ordinance, which states density is based on net acreage, the whole parcel minus any wetlands.

Mr. DeClerck indicated he was not in favor of the City having control over any open space parks within developments because of the potential for liability problems. Mr. Beckett explained his neighbors take pride and monitor the open space park in his neighborhood, and he assumed other neighborhoods would do the same.

Ms. Marien asked if legally there would be any problems with changing the master plan or zoning ordinance. Mr. McBroom explained rationale must be established for changing the zoning ordinance and a master plan reflects the City's goals.

Ms. Hurt-Mendyka indicated she was in favor of option #1, however with the current zoning ordinance there would be a need to set density limits. She would like to see more open space and didn't feel the infrastructure could withstand a higher density.

Mr. Ouellette felt the market should dictate as much of the development designs as possible. He was in favor of option #1, allowing cluster homes with open space. Mr. McBroom questioned if the new densities should be based on the surrounding transition area.

Ms. Marien asked what the five top suggestions were from the envisioning meeting by the residents. Mr. Cohen stated: 1. Save trees, woodlands, and wetlands. 2. Adopt open space requirements for residential areas. 3. Become part of the Rochester Hills/Avondale school district. 4. Change current residential density requirements, lower density, improve zoning, and 5. City acquire vacant type wetlands. Mr. McBroom noted all but one of the suggestions is independent of density, all the others can be achieved by increasing density.

Ms. Hurt-Mendyka asked what would encourage a developer to develop the same property with 2 units per acre as opposed to 3.2 units per acre as shown on the drawing. Mr. McBroom explained the difference would be stated in the zoning ordinance, that with conventional lots you would be limited to 2 units per acre and clustered homes together in an effort to save more open space could exceed the 2 units per acre.

Mr. McBroom explained the logic behind proposing new densities was to base it upon what currently exists, starting with a higher density at the southern end of the study area and lowering at the northern end of the study area. Mr. McBroom stated a plan would not be adopted tonight for area density, however Mr. DeClerck suggested determining the density so planning could continue.

There was discussion on the different drawings of the density options available.

Ms. Hurt-Mendyka felt 3.2 units was too dense. Answering Mr. Ouellette, Mr. McBroom said it was possible to put a cap on the number of units.

Mr. DeClerck questioned if this "open space" could just be a passing fad. Mr. Cohen explained "open space" is nothing new, it was included in the zoning ordinances by many communities to protect the environment. Mr. Cohen also mentioned they had hoped to have the open spaces connect with each of the developments, and the open spaces would help to keep the rural feel.

Ms. Cooper questioned if any of the parcels in the northeast area were under an option to buy or sold to developers. Mr. McBroom replied that hadn't heard of any developers coming in with plans recently and the one developer's option expired. Mr. McBroom explained after the Planning Commission determines the density in this area of the City, he would ask for an opinion from the City attorney to determine what the impact might be and the risks to the City. Mr. McBroom mentioned the Simmons Woodgrove development, because of drainage problems may not be able to construct as many homes as planned. Mr. McBroom explained much of the development in this area of the City has been self regulated, substantially with less density than what is allowed.

Answering Mr. Ouellette regarding connections of developments, Mr. Cohen explained he would like to include in an open space ordinance language such as "where feasible, have connections where you know it is possible".

Mr. McKissack stated there appears to be two equal concerns, one being the build-out density and second to preserve the environment, wetlands, and wildlife by coming up with a concept for open space. He was in agreement with Mr. DeClerck to discuss an optimum density and declared then everything else would fall into place.

Mr. Schoonfield suggested reducing density and providing an option for clustering homes to promote open space.

Ms. Cooper mentioned in commercial zonings it is mandatory that a percentage of the parcel be landscaped, however in discussing residential areas it hasn't been mentioned how much open space would be appropriate. Mr. McBroom suggested once the appropriate density is determined, then the zoning amendment stage would be proposed, which that would fall under.

Mr. Beckett polled the Planning Commission on the density they preferred. There was additional discussion relating to not only densities, but also the drawings showing the different options. Mr. McBroom suggested transitional density from 2.5 units per acre at the south end and 2 units per acre at the north end.

**Mr. James Vacketta**, 4265 Arcadia stated he was pleased with the 2 units per acre and option #3. He was very encouraged with the proposed lower density.

Mr. Schoonfield stated he felt it was necessary to require open space. Mr. McBroom agreed stating it could be required to maintain a percentage of land be left as open space. Mr. McBroom suggested possibly requiring both a minimum and maximum lot size.

Mr. Schoonfield recommended that Option #1 with parcels ranging in size from 2.5 to 2 units per acre be adopted for continuance of discussion to amend the Long Range Master Land Use Plan and the Zoning Ordinance. The 2.5 units per acre is to be an incentive encouraging cluster/open space developments. Supported by Ms. Cooper.

Mr. McBroom explained he would bring different options back at a future meeting within this density range.

**VOTE:** Yes: Beckett, Cooper, DeClerck, Hurt-Mendyka, Marien, McKissack, Ouellette, Schoonfield, Spurlin  
No: none

**Motion carried (9-0)**

Mr. McBroom announced the next planning session topics would include different options for open space, Recreation Director Marzolf to discuss the pathways, the Fons landfill, and information from City Attorney Derk Beckerleg.

**Mr. James Thompson**, Shimmons Road, stated he didn't agree with the Planning Commission changing the density in the northeast corner. He declared he is having a difficult time selling his property to any developer because of the pending changes being made to the zoning ordinance.

**Mr. Ken Posney**, 3674 N. Shimmons Circle, asked about open space being owned by the City as opposed to subdivision ownership and if there could be legal issues.

A resident mentioned the subdivision in which he resides, they have a liability insurance policy in the name of the association.

**Mr. McBride**, 3034 N. Squirrel, expressed his concern with decreasing the density, stating his property value will decrease because the property isn't as desirable to develop because of the lesser density. He questioned if there was any chance for apartments or something similar with higher density. Mr. McBroom indicated the zoning ordinance could provide special land use as an alternative for increased density.

A resident asked that the density issue be based on what is the good for the entire community and not just on personal feelings. Residents trying to sell their property will be penalized if the density is decreased and nobody will buy any property.

Mr. Posney stated a one acre lot next door to him sold very quickly for \$65,900 and there is now a 2,400 sq. ft. ranch being built.

**Ms. Vera Thompson** asked that the Planning Commission take into consideration that this area is part of the Pontiac school district, and it is very difficult enticing developers to consider developing residential areas in this section of the City.

**ANNOUNCEMENT OF NEXT MEETING** - The next regularly scheduled meeting is December 21, 2000.

## ADJOURNMENT

Mr. Schoonfield moved to adjourn the meeting.

Supported by Ms. Cooper

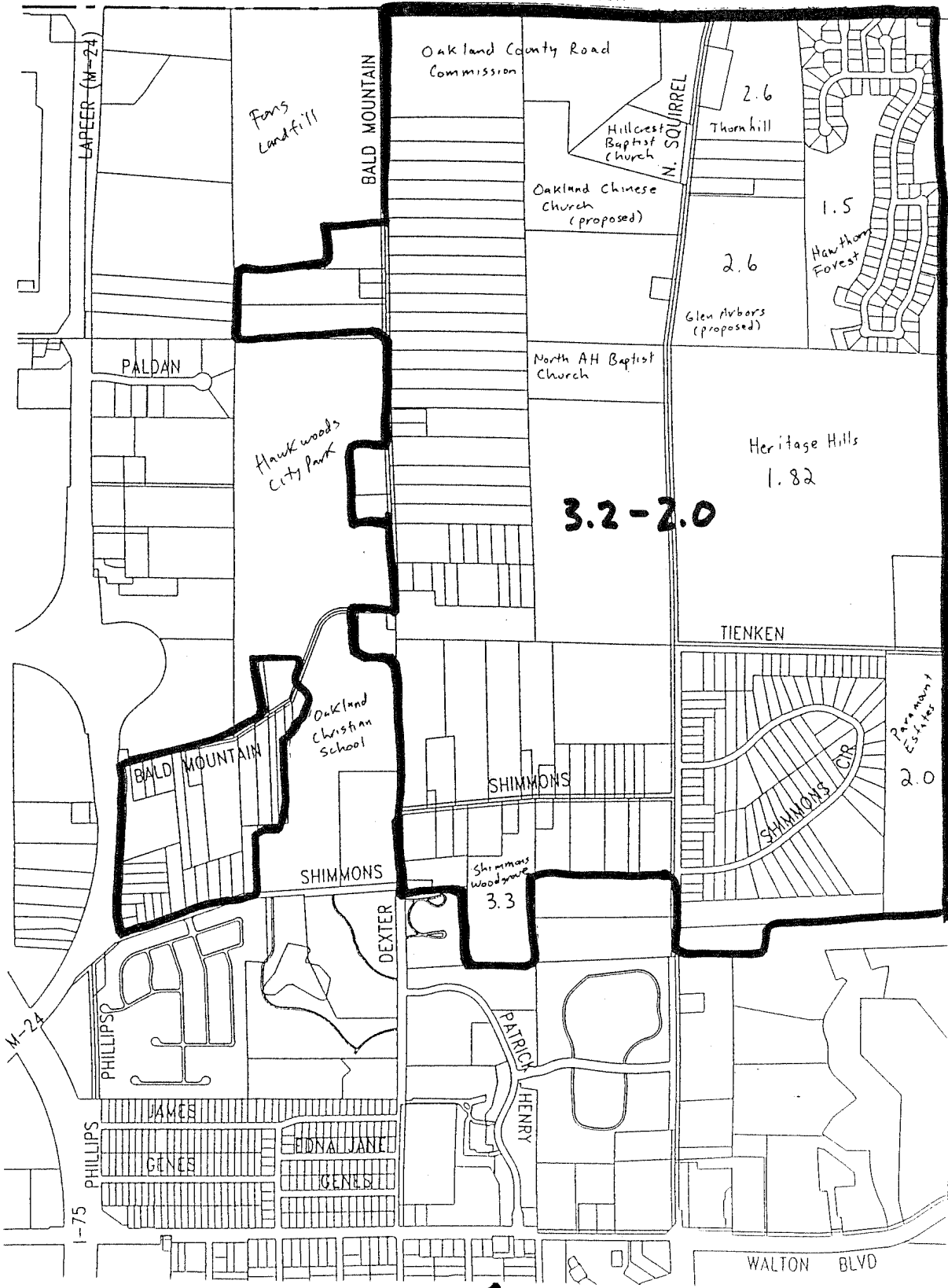
**NOTE:** Yes: Beckett, Cooper, DeClerck, Hurt-Mendyka, Marien, McKissack, Ouellette, Schoonfield, Spurlin  
No: none

**Motion carried (9-0)**

The meeting was adjourned at 9:30 p.m.

Kathleen Novak  
Records Retention Clerk

DUTTON



**OPTION #1**

ORCHARD, HILTZ & MCCLIMENT, INC.

**3.2-2.0**  
upa

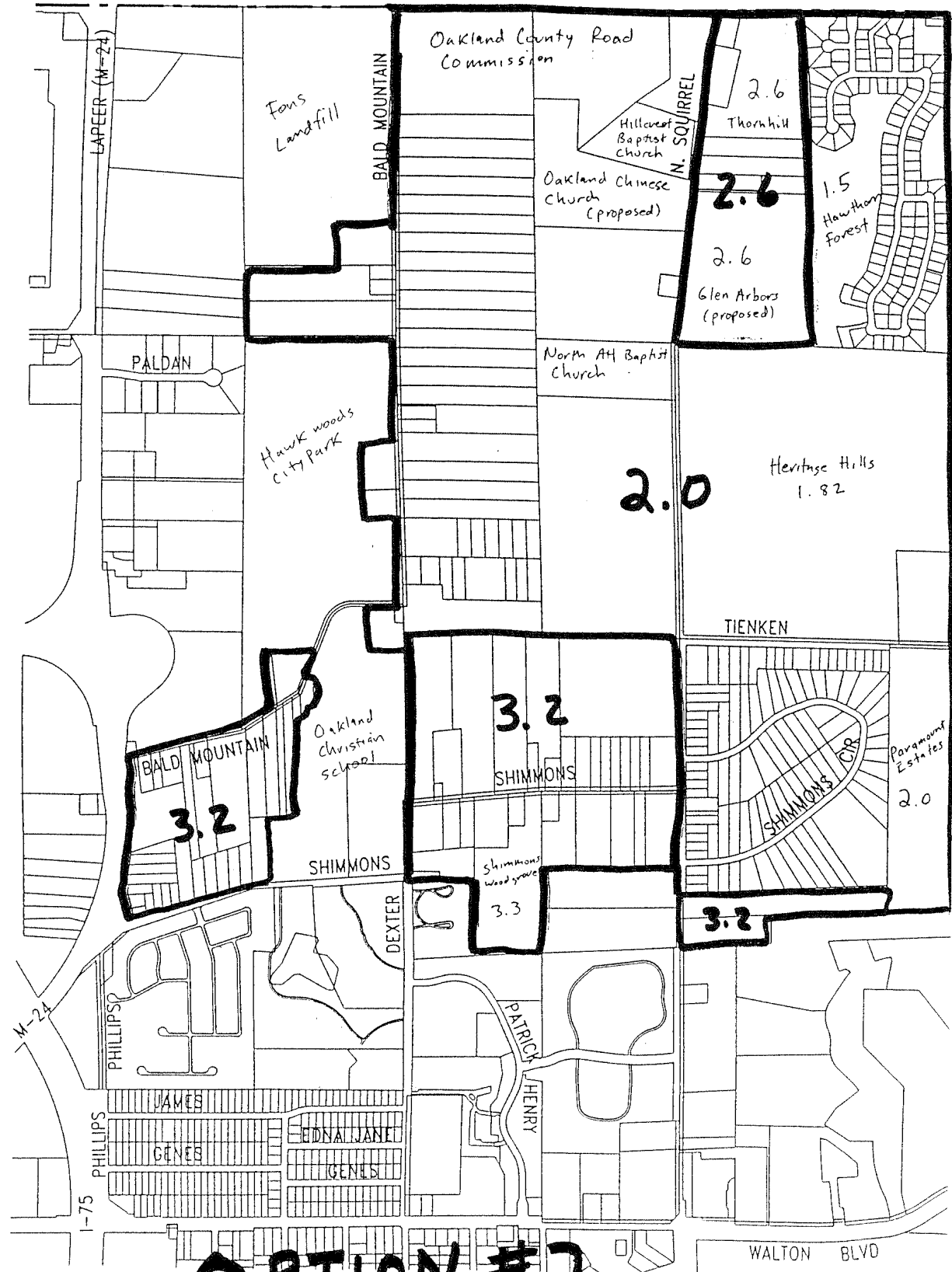


31935 Schoolcraft Road  
Livonia, MI 48150  
(734) 322-6211

N.T.S.

Predominantly "open space" residential

DUTTON



# OPTION #2

N  
N.T.S.

- 3.2 upa
- 2.6 upa
- 2.0 upa

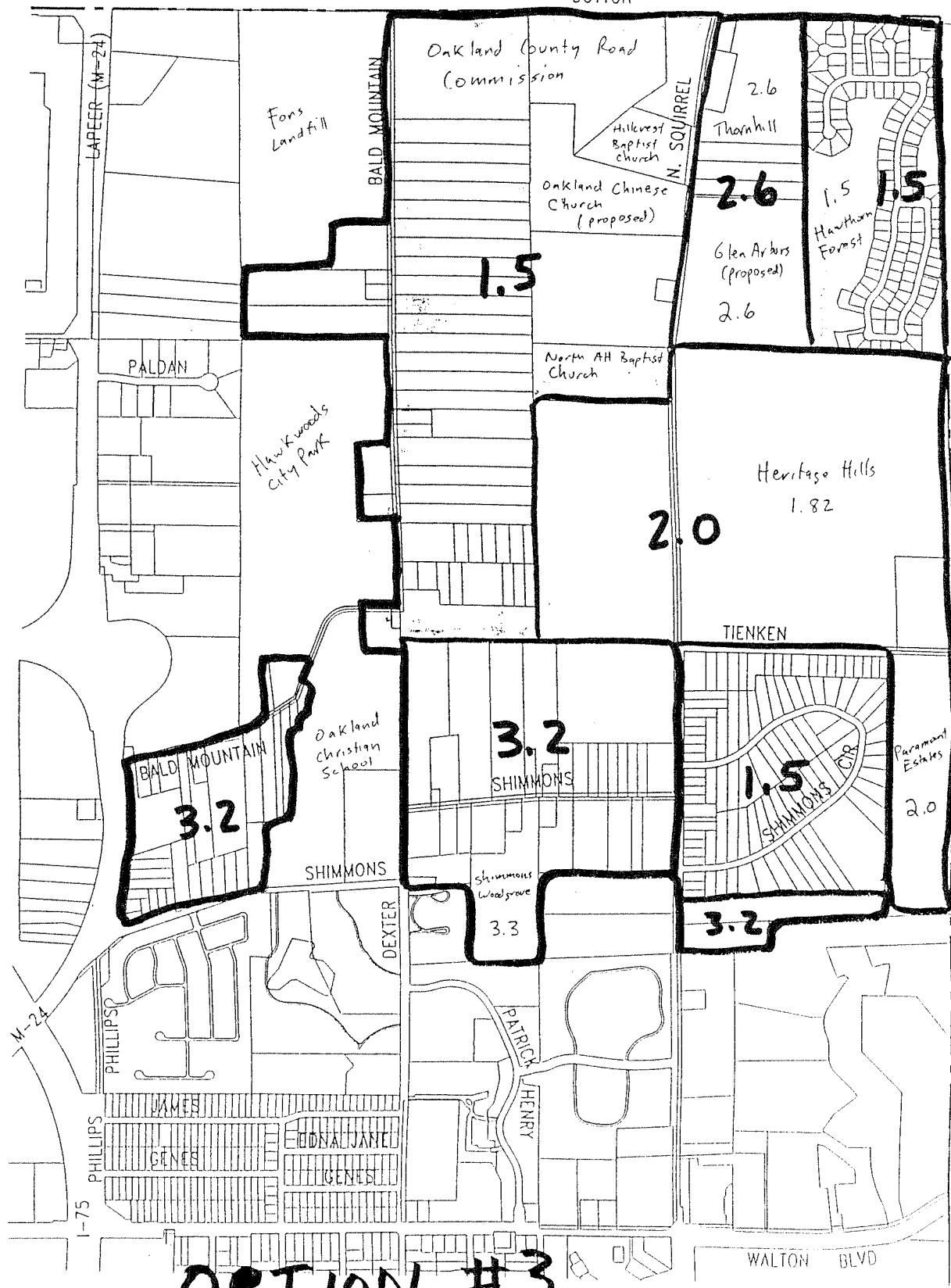
ORCHARD, HILTZ & MCCLIMENT, INC.



34935 Schoolcraft Rd  
Livonia, MI 48150  
(734) 522-6711



DUTTON



# **OPTION #3**

ORCHARD, HILTZ & McCLIMENT, INC.

- ☐ 3.2 u/a
- ☐ 2.6 u/a
- ☐ 2.0 u/a
- ☐ 1.5 u/a



1975 Schenck Rd.  
Farmington, CT 06030  
(203) 527-6200

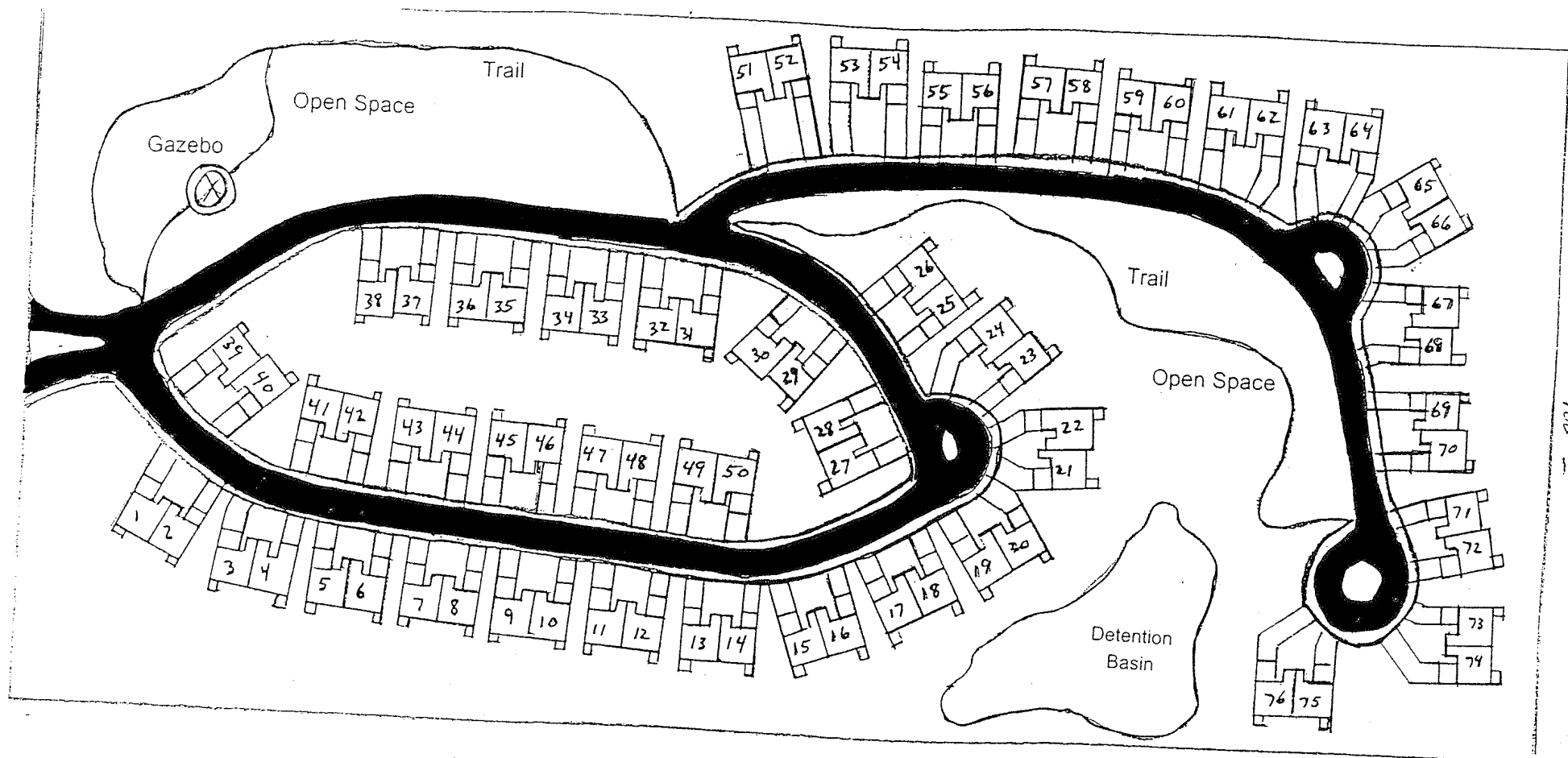
N.T.S.

# Residential Density and Design

Visual Examples of Development Design Alternatives

Steven J. Cohen, AICP, PCP  
City Planner  
City of Auburn Hills  
Community Development Department

December 7, 2000



## Residential Density and Design

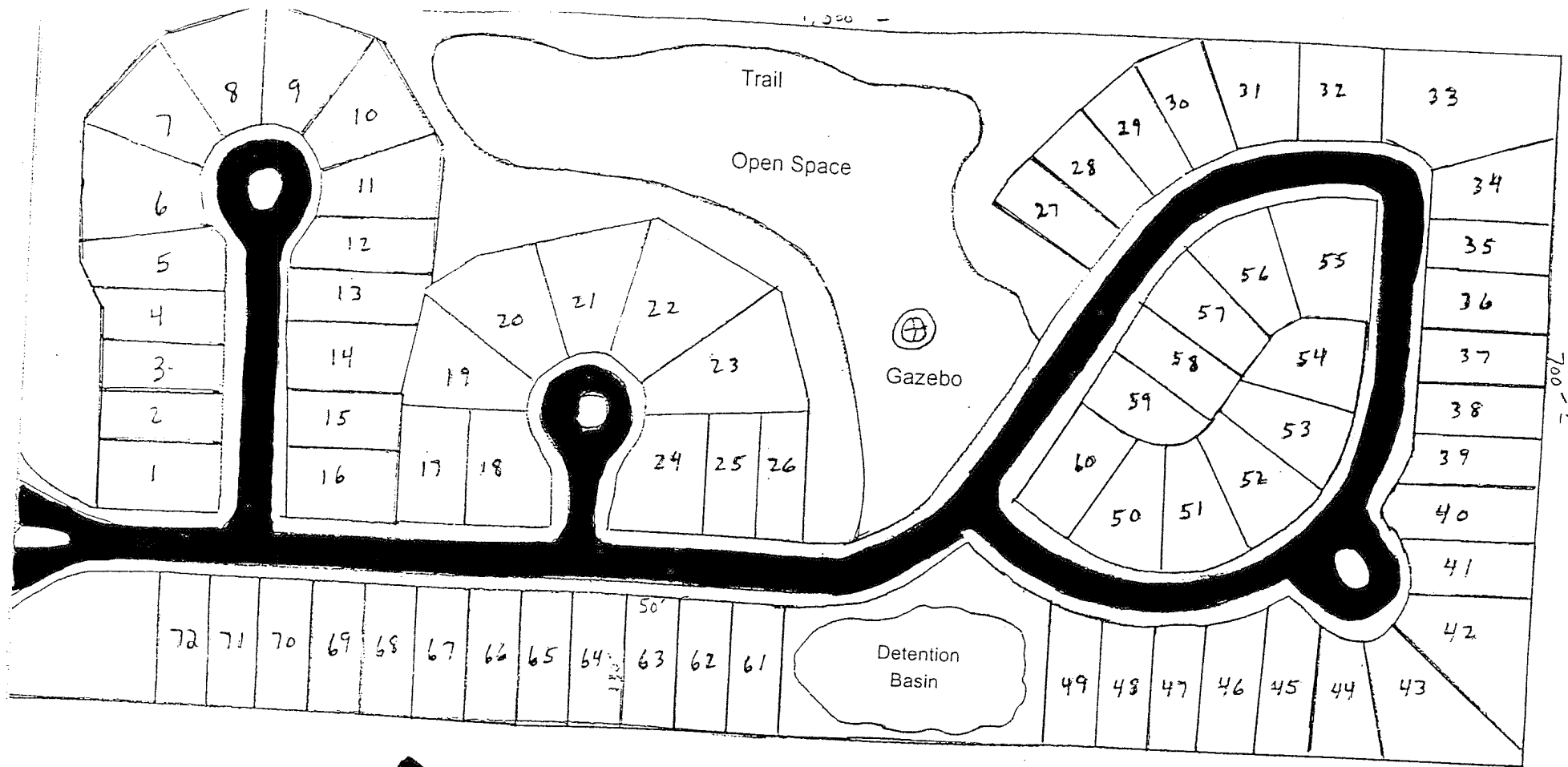
### Example #1

24.0 Acre Parcel

76 Single-Family Attached Homes  
3.2 units per gross acre

Alternative ... 48 Single-Family Attached Homes  
Via elimination of Units 39, 40 and 51-76  
2.0 units per gross acre

Similar Auburn Hills Project ...  
SP 00-49, Glen Arbors Condominiums (proposed)



## Residential Density and Design

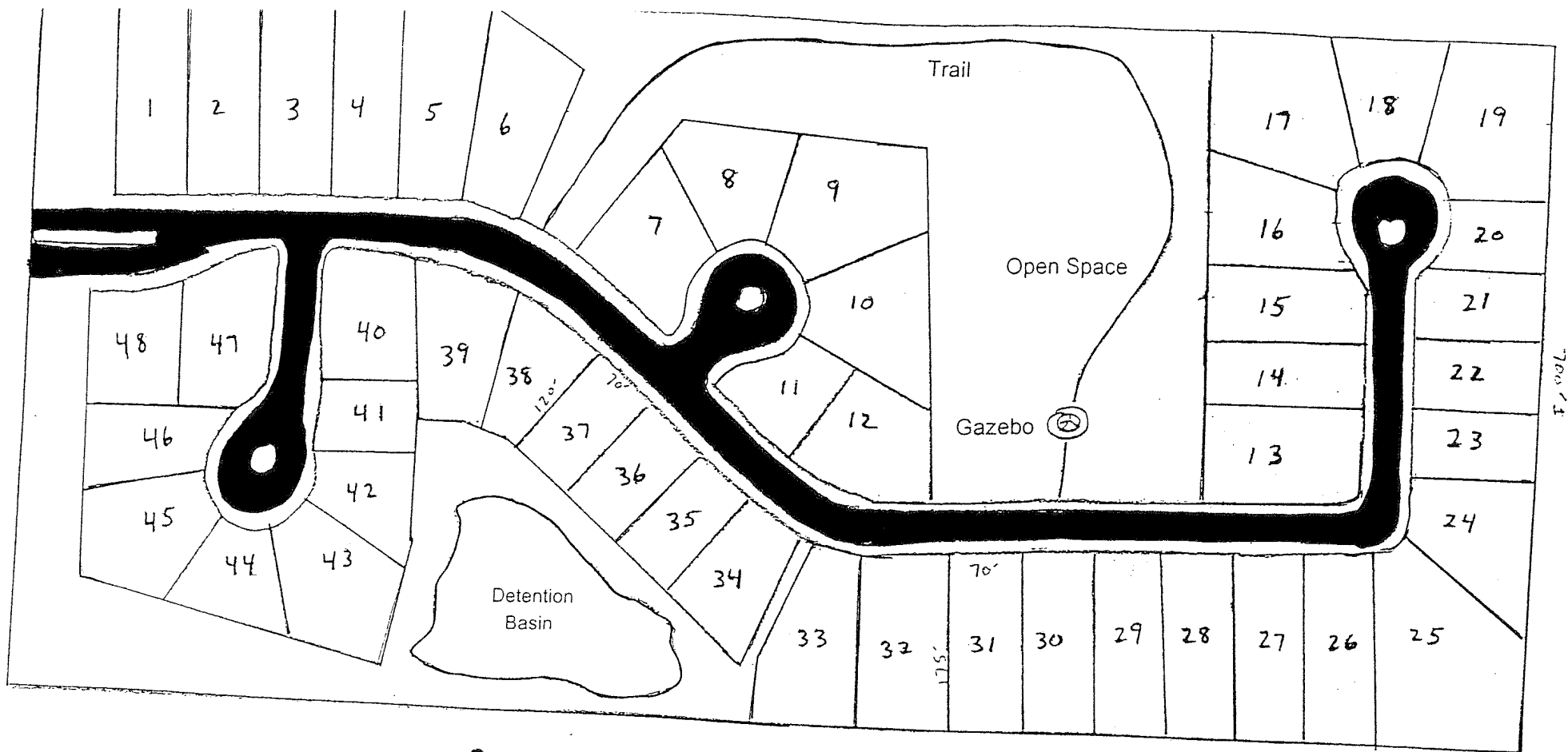
### Example #2

24.0 Acre Parcel

72 Single-Family Detached Homes  
(6,500 sq. ft. lot size / 50 ft. frontage width)  
3.0 units per gross acre

Similar Auburn Hills Project ...  
Heritage in the Hills Condominiums (lot size)

Alternative ... 48 Single-Family Detached Homes  
Via elimination of Lots 17-29 and 50-60  
2.0 units per gross acre



1" = 100'



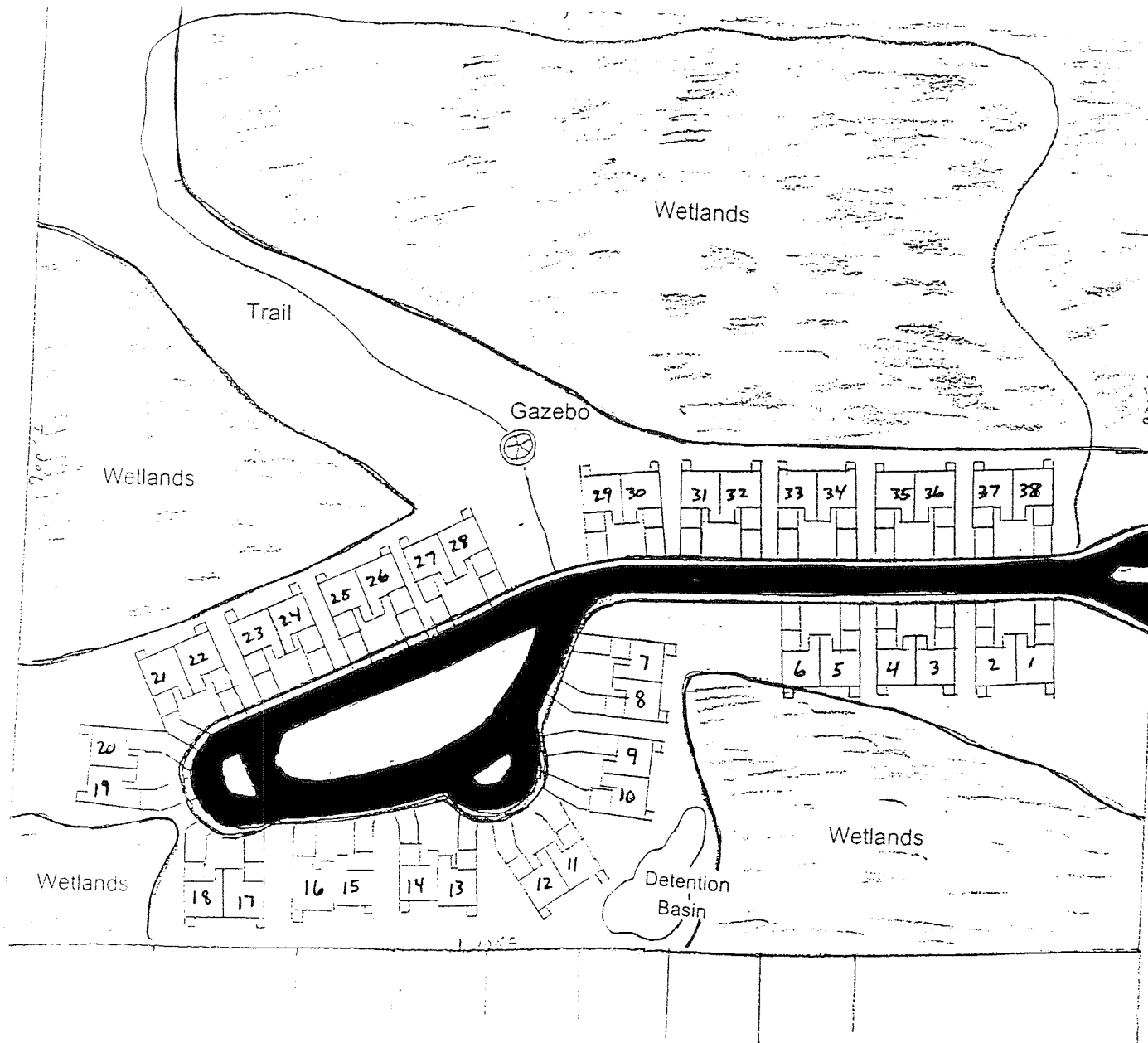
## Residential Density and Design

### Example #3

24.0 Acre Parcel

48 Single-Family Detached Homes  
(8,400 sq. ft. lot size / 70 ft. frontage width)  
2.0 units per gross acre

Similar Auburn Hills Projects ...  
Thornhill Subdivision (lot size)  
Shimmons Woodgrove Subdivision (lot



## Residential Density and Design

### Example #4

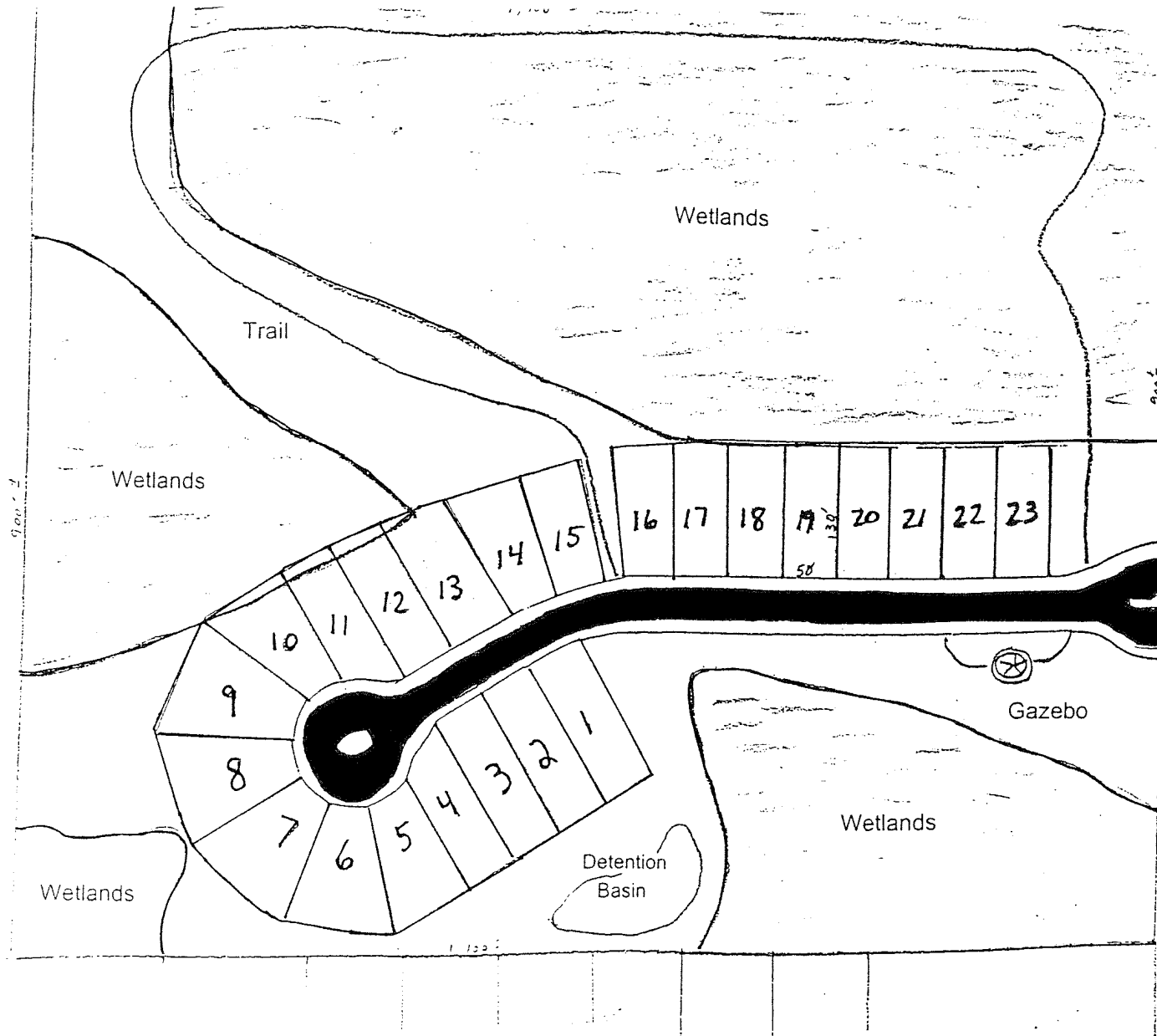
23.0 Acre Parcel with Significant Wetlands

38 Single-Family Attached Homes  
1.65 units per gross acre

Similar Auburn Hills Project ...  
SP 00-49, Glen Arbors Condominiums (proposed)



1" = 100'



## Residential Density and Design

### Example #5

23.0 Acre Parcel with Significant Wetlands

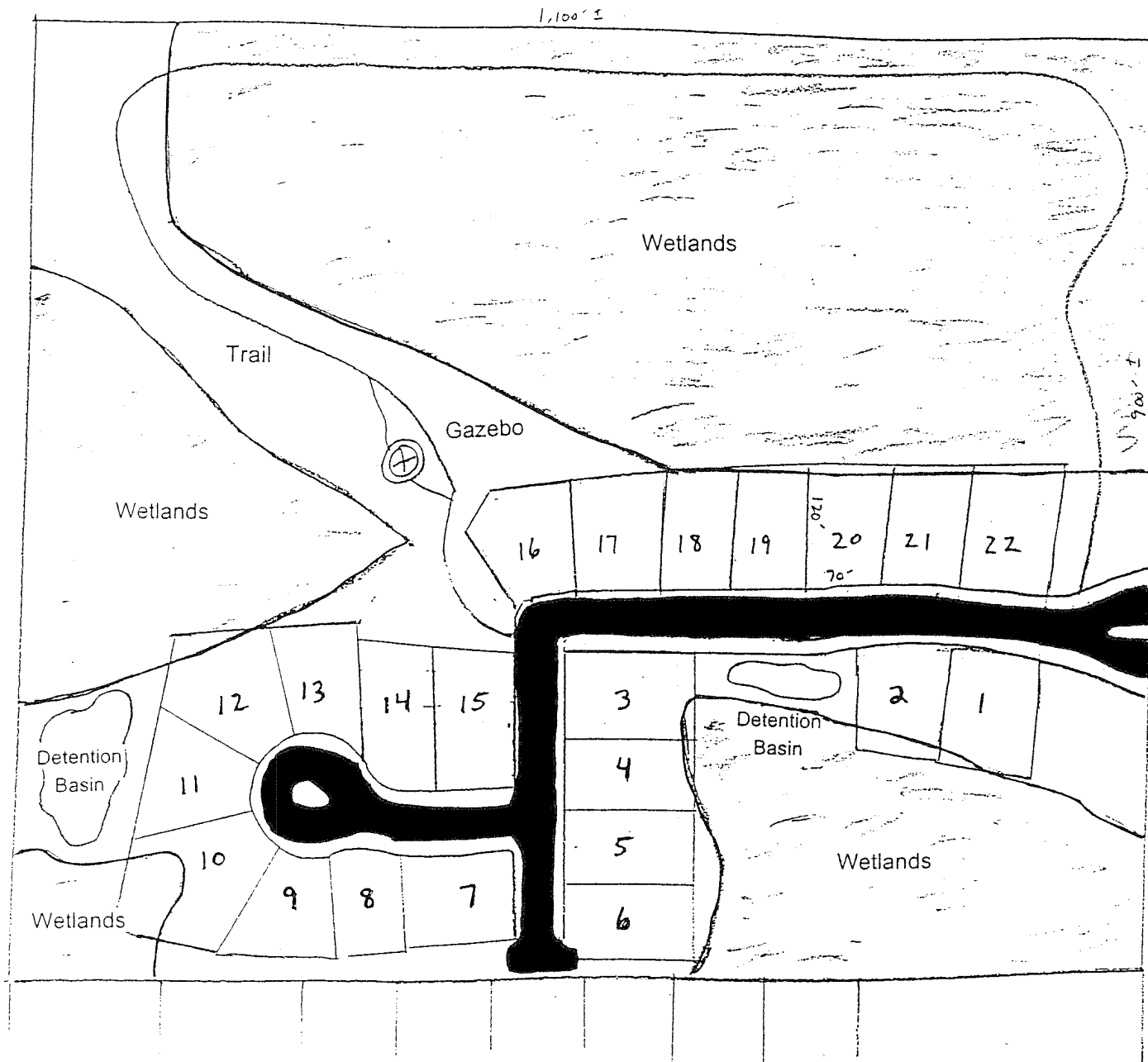
23 Single-Family Detached Homes  
(6,500 sq. ft. lot size / 50 ft. frontage width)  
1.0 unit per gross acre

Similar Auburn Hills Project ...  
Heritage in the Hills Condominiums



1" = 100'





## Residential Density and Design

### Example #6

23.0 Acre Parcel with Significant Wetlands

22 Single-Family Detached Homes  
(8,400 sq. ft. lot size / 70 ft. frontage width)  
.095 units per gross acre

Similar Auburn Hills Projects ...  
Thornhill Subdivision  
Shimmons Woodgrove Subdivision



1" = 100'

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

**January 4, 2001**

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

**ROLL CALL:**

Present.	Beckett, Cooper, DeClerck, Hurt-Mendyk, Marien, McKissack, Ouellette, Schoonfield, Spurlin
Absent.	None
Also Present.	City Planner Cohen Parks & Recreation Director Brian Marzolf Councilpersons Pillsbury, Knight, and Sendegas City Attorney Beckerleg 9 Guests

**LOCATION:** Auburn Hills Library, 3400 E. Seyburn, Auburn Hills MI 48326

**PLANNING COMMISSION REVIEW AND DISCUSSION**

**Pathways in the Northeast Corner**

Mr. Marzolf gave a brief presentation of a map of the City showing the different areas that currently have safety paths, the paths that are planned to be installed this year, and the paths that will be constructed at a future date. Mr. Marzolf stated that by installing bike paths on the roadway many trees could be saved or difficult topography could be accommodated. If bike paths were constructed along the roadway, the engineers have indicated the paths must be on both sides so the bikers and walkers are moving with the flow of traffic. Mr. Marzolf continued stating the nature center is a recreation point which they would like the residents to be able to reach by bicycle or foot with that pathway projected for the very near future. Mr. Marzolf asked the Planning Commission if there was any thought or preference for alternatives to the typical eight foot pathway.

Ms. Cooper asked for clarification on the terms "safety path", "jogging path", and "bike paths". Mr. Marzolf explained they are all one and the same, however a biking lane refers to a lane along the roadway to be used for bicycles. Mr. Marzolf suggested widening Phillips, Shimmons, and Bald Mountain Roads about three feet on each side and include striping for bike paths. Mr. Marzolf said along Squirrel Road there is adequate room to do the traditional type of bike pathway. Answering Ms. Cooper, Mr. Marzolf thought it was safer for the pathway to be along the side of the road than to have no pathway at all. Mr. Marzolf replied to Mr. Cohen that there are plans for a bike path along Dutton Road, but he wasn't sure of the connection. Mr. Ouellette indicated he thought there was sufficient room along Bald Mountain Road to put in the traditional pathway, and because of the steep grade he was concerned with the safety of using the roadway.

Mr. Marzolf explained a five year pathway plan began in 1999 and now needs defining with the help of the GIS system. One example is along one side of Philips Road there is a large wetland area, so the obvious choice would be to construct the bike path on the opposite side.

Mr. Marzolf indicated portions of the bike path have been completed along Walton Boulevard, and with the anticipated widening of the road by Oakland County there are hopes that the County will complete the bike path. Answering Ms. Cooper, Mr. Marzolf said there has been an inability to get the cooperation of one resident to grant an easement to the City for the purpose of a bike path on their property.

Mr. Marzolf mentioned the 2001 budget includes funds for bridging the gap just north of Birchfield to Tienken Road.

Mr. McKissack asked if there had been a topographical and tree study done on Shimmons Road particularly on the south side of the road where the shoulder of the road is three to five feet higher than the

road. Mr. Marzolf said a study has not been done and suggested this might be one of those problematic areas where the bike path would be an extension of the roadway.

Mr. Marzolf felt the primary goal was to get residents from the current pathway system to the nature center. Mr. Marzolf indicated there didn't seem to be a need for a pathway along M-24 because there were ways to get around that. He wasn't sure how a pathway would be constructed along University Drive over I-75, and indicated there is currently a continual on/off ramp in the planning stages.

Ms. Marien asked if there would be access to the north and northeast portion of the City by year's end from the south end of the City. Mr. Marzolf stated it can be done now, however it will be easier once the bridge is constructed over the river and MDOT completes the M-59 crossing. Mr. Marzolf continued, saying east to west is connected by Featherstone, a piece of Pontiac Road, and by Walton Road.

Mr. Pillsbury asked what the difference was between sidewalks and pathways. Mr. Marzolf explained a pathway is eight feet wide and a sidewalk is five feet wide. Mr. Pillsbury asked if bike traffic shouldn't be kept on the roads and keep the sidewalks for foot traffic. Mr. Marzolf believed the bike paths were for all non motorized traffic. Mr. Pillsbury indicated some cities prohibit bicycles on sidewalks and asked if that would be city or state jurisdiction. Mr. Beckerleg stated that would be local ordinance. Mr. Pillsbury questioned how a bike path could be installed along the south side of Shimmons Road because of the wetlands area.

**Mr. George Luenberger**, 2811 Pontiac Road, mentioned he walks regularly along the pathways and has observed sprinkler systems hitting the pathways sending pathway users into the street to avoid getting wet and some tree branches are quite low for bike riders.

**Mr. James Fanzini, P.E.**, Right of Way and Contracts Engineer for the Road Commission for Oakland County stated the Road Commission is opposed to bike lanes as part of a widened road for safety reasons. The Road Commission prefers that a bike path be no closer than five feet from the road curb because of snow plowing and for installing traffic control signs. Mr. Fanzini suggested the City refer to the agreement the City has with the Road Commission before constructing bike lanes on any county roads. Mr. Cohen asked Mr. Marzolf if he was aware of any studies done on the safety hazards of bike lanes. Mr. Marzolf wasn't aware of any studies, however it could be looked into when the investigating starts for constructing more bike paths. Mr. Cohen indicated the roads that might be considered for the bike lanes are City owned roads, not county roads such as Dutton and Walton Roads.

Mr. Schoonfield clarified bike lanes are on the roadway, three feet wide on either side; bike paths are off the road and are eight feet wide; and sidewalks are five feet wide.

Mr. Ouellette asked how the bridge was funded that was constructed at Five Points. Mr. Marzolf explained that is not a bridge, but a bike path with fencing and was funded by the City. Mr. Marzolf stated board walks are generally used over wetlands. Ms. Cooper asked how many of the proposed paths can be funded by developers. Mr. Cohen stated there aren't many areas left to be developed, other than Oak Tech Park. Mr. Marzolf explained the funds to construct bike paths come from the general fund, as well as some grants, and noted the cost to construct approximately one mile of path is \$150,000.

Mr. Ouellette asked Mr. Marzolf if he thought developers should put the money for a bike path into an account that can be used for any City path. Mr. Marzolf asked Mr. Beckerleg if it could be required of a developer that he donate funds in lieu of where it would be impractical to construct a pathway. Mr. Beckerleg believed it was legal for money to be placed in escrow, provided the developer and the City had an agreement stating the developer was aware the bike path would be in another location for reasons of impracticability (topography, no connection). Ms. Cooper asked if any such incident has happened when a bike path wasn't installed and funds were collected. Mr. Marzolf reported George P. Johnson is an example where money was collected in lieu of a short piece of bike path. Mr. Ouellette questioned those businesses already completed with an escrow account set up with bike path funds, and if those funds could be used for bike paths in another area. Mr. Beckerleg said if there is an agreement between that company and the City to use those funds elsewhere then it is fine, if there is no agreement the funds stay

put. Mr. Marzolf indicated with more sites being difficult to build on, there will be impractical bike paths to consider. Ms. Cooper asked how much money was collected from the developers. Mr. Marzolf said \$30 per foot.

Mr. McKissack questioned the liability of the City for bike path use, such as if the path ends abruptly and the need to travel in the roadway is necessary. Mr. Beckerleg explained if it is not at the fault of the City there is no liability, however if the traveled portion of the bike path is located in a dangerous place, there could be a liability issue.

Mr. Marzolf mentioned in 1999 when a Parks and Recreation survey was done, the number 1 request was for sidewalks and bike paths in the City.

**Future Land Use of the Fons Landfill Property** (Property located at the terminus of Dutton Road, west of Bald Mountain Road)

Mr. Cohen explained a report dated July 19, 2000 was written by a developer's consultant, and the City consultants concurs with the results of the report and suggest it would not be practical to continue or promote residential use. Mr. Cohen stated there are concerns of methane gas and when the landfill was constructed rules and safety precautions were not as strict as used today. Mr. Cohen believed if a non residential use was determined for this property, T & R would be an appropriate use rather than a light industrial use.

Mr. Beckett asked if there was any thought in using this property for a recreational use, similar to the golf dome located at Joslyn and Great Lakes Boulevard. Mr. Cohen said he has heard no discussion for any recreational use, however the property does need to be capped and properly monitored because of the methane release.

Mr. Cohen explained if this property were developed it would be a brownfield site and need to be brought up to standards set by the MDEQ. Mr. Ouellette had a concern with smoking in relation to the methane gas and commented that Mulligans continuously monitors and burns off the methane gases. Mr. Cohen stated the stacks burn off the methane gas and keeps things under control, however the problem cannot be cured.

Mr. Schoonfield mentioned he had walked the Fons site twice, once in 1986 and once in the 1990's. There were methane flares in 1986, some of which were still lit and burned continuously. There was also a substantial amount of leachate and erosion in which the bottoms of barrels were visible. In Mr. Schoonfield's opinion the site is seriously deficient as far as being safe for any type of use. Mr. Schoonfield also stated if it is capped, a new venting system will be needed. Mr. Schoonfield also noted the serious grade difficulties of more than a 50 foot elevation difference if extending Dutton Road to the Lapeer Road/Brown Road intersection. He continued stating there is a collection point south of the old ski lodge for the leachate which used to be pumped out and hauled off the premises, which he doesn't believe is being done any longer. Mr. Schoonfield mentioned there are some test wells located at the north end of the park that need to be monitored. He also noted ~~concern with the test wells~~ **that there was testing of residential wells** along Bald Mountain Road, **(which did not reveal a problem)** and subsequently commented that those residents have gotten city water.

Mr. Cohen suggested a non residential brownfield would be the best approach, noting that if something isn't done the property will remain the same or get worse.

Ms. Cooper asked if there was some interest in the property and if that is why the report was done by BL Companies. Mr. Cohen said there are a number of different developers interested in developing this property. In July, Mr. Cohen met with someone wanting to develop all of that property into a brownfield T & R park, and Mr. Cohen questioned why it couldn't be developed residential as zoned and master planned. The interested party faxed a copy of BL's report to Mr. Cohen of the findings. Mr. Cohen explained the City's own consultant concurs with the findings of BL Companies, Inc., and will submit a more detailed report. Mr. Cohen mentioned he has two files with information on the landfill that dates

back to the 1970's. Mr. Cohen gave a brief history, explaining it was a state licensed landfill, and it was taken over by the Fons' when the ski hill could not be formed because of the rubbish that was used to try to build up a hill.

Mr. Pillsbury reported solvents, fiberglass hardeners, and resins had been dumped in the subject landfill.

Mr. McKissack was troubled with rezoning residential property to another zoning just because the property owner by his own actions made it unusable for residential use. He doesn't want to set a precedent allowing people to destroy their property to down grade their zoning. Mr. Cohen stated this is different, the Fons landfill needed a permit from the State, the City, and Orion Township in order to operate. Mr. Cohen explained if someone today wanted to trash their land, there are laws and ordinances in effect to prohibit it.

Ms. Marien asked about the process and requirements for brownfield clean up. Mr. Cohen explained the key to the brownfield is it must be cleaned up to a standard set by the MDEQ, suitable for development, and there are financial incentives for the cleanup of brownfield sites.

Mr. James Fanzini, P.E., described the 58 acres of property owned by the Road Commission which is east of the Fons property. He stated it has been owned by the Road Commission since 1946 and at one time gravel was mined for road commission purposes and then contracted out, with the contract ending in 1988 because the gravel was gone. The Road Commission currently has its communication facilities there, along with several emergency agencies' communications. The Road Commission does not want the property that currently has the communication towers zoned residential. A portion of the property to the west, 5 acres, for a short period of time was a licensed landfill through an agreement with Pontiac Township. Through an EPA investigation they know what is in the landfill and where the contamination is located. There is a possibility of selling that portion of land and having the same type of zoning that the abutting property (Fons) would have.

Ms. Marien asked if there had been any tests conducted for seepage. Mr. Fanzini didn't think testing had been done. Mr. Schoonfield asked if excluding the 5 acre parcel used for landfill, the balance of the property is clean. Mr. Fanzini said the rest was clean and the balance of property includes a mitigated wetlands area that doesn't seem to have been successful.

Mr. Knight asked if the Road Commission would be willing to sell a portion of the eastern acreage where the towers sit if it was developed to be compatible with the towers. Mr. Fanzini said the Road Commission didn't want anybody interfering with the towers, and they weren't interested in selling any portion of that acreage. Mr. Knight, speaking as a City Council member, said it is a very arbitrary position for the Road Commission to take wanting to keep the property. Mr. Fanzini said if the City wanted to buy the property, there might be a way to do it. Mr. Knight suggested there be no restrictions other than the Road Commission keeping their tower. Mr. Franzini said he didn't know what type of contract could be written, but he was sure the Road Commissions interests would be preserved.

Mr. Ouellette asked if a portion of the property is currently being used by the Road Commission. Mr. Franzini said the property is occasionally used for road grading training exercises and ditch clean out may be dumped on the property, but that is it.

Ms. Hurt-Mendyka asked for more detail regarding the wetland. Mr. Franzini explained the wetland is approximately 2 acres, it is a designated wetland, and is documented as a perpetual easement. Mr. Franzini also stated the wetland is physically in existence, however he isn't sure if it is wet or dry. Ms. Hurt-Mendyka asked how to go about investigating if the mitigated wetland is appropriate. Mr. Beckerleg suggested it might be on file with the DNR and maintained by them as well.

#### Legal Aspects of Lowering Residential Density in the Northeast Corner

Mr. Derk Beckerleg, Assistant City Attorney, explained the current primary zoning in the northeast section of the city is R-1, allowing an 8,400 sq. ft. lot and the suggested change in the zoning to is 20,000 sq. ft., an increased area of 2 units per acre. The decrease is fairly dramatic but it is okay to decrease the density per acre as long as you don't create a taking of someone's property. An example of a taking would be if the City decided to increase the minimum lot size from 8,400 sq. ft. to 20,000 sq. ft. and someone has had an 8,400 sq. ft. lot for a number of years, you cannot enforce the new density zoning of 20,000 sq. ft. to build a home. However, if someone has a parcel of property under the current zoning and could build three houses on their property, but under the new zoning only two houses could be built, the new zoning could be enforced. Mr. Beckerleg continued, saying the best way to deal with it would be to have it addressed in the ordinance specifically stating the date of the rezoning, having a single lot, the property owner's name, and lot number or it could be accomplished by petitioning the ZBA.

Ms. Hurt-Mendykka didn't think there were many small parcels left.

Mr. Cohen said the problem is the shape of the lots, (70 feet wide by 300 feet deep) and the only way to develop them would be to combine the lots.

Ms. Marien asked if a home burned that is currently on a smaller lot would the resident be able to rebuild on the down sized lot. Mr. Beckerleg said if the house is destroyed by fire, the City must allow them to rebuild.

Answering Mr. Ouellette about lot splits, Mr. Beckerleg explained the 2 units per acre concept should be compatible with the general pattern of development in this area of the City. Mr. Ouellette asked if platted parcels could be excluded, so there wouldn't be a home behind a home on the bowling alley lots. Mr. Beckerleg didn't think that distinction should be made and understood the difficulty the Commission would have with homes being built like that. However, Mr. Beckerleg mentioned adequate access is needed for the long skinny lots and the required amount of square footage must be met as indicated in the ordinance. Mr. Cohen asked if there were any communities that outlawed flagged lots, not allowing an easement behind an easement. Mr. Beckerleg explained some communities stipulate that flagged lots must have a 60 foot wide access easement. However, generally there is not enough property, and when petitioning the ZBA for a variance practical difficulty must be proven. Mr. Cohen questioned the portion of the ordinance that states "it is not in character with the community" if that wouldn't work. Mr. Beckerleg believed there could still be ways around that.

Mr. Beckerleg indicated only two homes can be serviced by a driveway, and more than two require a road. Mr. Schoonfield said with the widths of the lots on Bald Mountain Road being 150 feet or wider properties could still be developed as flagged lots. Ms. Hurt-Mendykka stated that was all the more reason for a developer to assemble more than one lot if a road needed to be constructed anyway.

Mr. Beckerleg said the key from a legal standpoint is come up with a density reflective of what is currently developed in the area.

Mr. Knight asked if the Planning Commission could introduce a new classification of zoning and if different classifications of residential zonings could be mixed together in an area. Mr. Beckerleg stated that would be spot zoning, but if there were contiguous groups of properties within that area you could zone them as one zoning by moving the zoning lines.

**Mr. James Vacketta**, 4265 Arcadia, asked if the City had looked into school redistricting and what it would take for the redistricting. Mr. Beckerleg explained that question comes up on a regular basis, and there is nothing the City can do to change the school boundaries, stating the biggest obstacle would be to get the consent of the Pontiac school district.

Ms. Cooper told Mr. Vacketta there was a packet of information available from the City Manager's office that contained information regarding redistricting, and it could be mailed to him.

**Mr. Steve McBride**, 2030 Squirrel Road, stated a book he was reading contradicted some of the things Mr. Beckerleg had said, but he didn't want to argue. Mr. Beckerleg said the book Mr. McBride was referring to was a very good book, a collection of theories from developers, lawyers, and municipal zoning lawyers with many different thoughts.

Mr. McKissack asked when the last time a formal request was made to redistrict the school boundaries. Ms. Cooper said there was an attempt made 3 or 4 years ago by a resident, Pam Howard. Ms. Hurt-Mendyka indicated Ms. Howard is willing to help a group if they would like to pursue the matter. Mr. McKissack asked if a formal legal request made. Ms. Cooper stated there was a request made by West Bloomfield that went to the State and was turned down because Pontiac must agree.

Ms. Marien asked how many Auburn Hill students attended Pontiac schools. Ms. Sendegas stated she had heard quite some time ago there were 750 or so.

Mr. Schoonfield asked to keep in mind there is residential development taking place that is districted for Pontiac schools.

Mr. Cohen responded to Ms. Cooper that he would look into her request of seeking who was moving into the new developments being constructed in the Pontiac school district along Walton Boulevard.

Mr. Ouellette asked if the platted 184 foot wide vacant land parcels on S. Simmons Circle could be developed with the proposed zoning. Mr. Beckerleg confirmed they could be provided they are individual parcels, but he explained if one person owned all four in a row, they wouldn't meet the ordinance requirements. Mr. Beckerleg mentioned other communities have redefined the word "lot", to "zoning lot" meaning parcels that are contiguous and under single ownership. Mr. Ouellette thought that change would be "a taking" of the property.

Mr. Cohen mentioned this is a master plan study which is close to concluding and there will be a public hearing to adopt a master plan for this area. He continued saying after the master plan adoption there will be a study of the zoning ordinance. Mr. Cohen said it would be mentioned at the public hearing that the proposed master plan to be adopted will be based on the density that the City thinks appropriate after reviewing the input from the residents.

**Proposed Residential Development by Premium Construction LLC** - Property located east of Squirrel Road, between Walton Boulevard and Tienken Road (north of the Beacon Hill Apartments)

**Mr. Mukesh Mangla** brought in another two examples of possible options for buildings. He had illustrations of a fourplex, 8,700 sq. ft. as opposed to the 6,000 sq. ft., which has a greater percentage of open space, with a courtyard, and greater buffer space between this development and the one acre parcels. Mr. Mangla stated the stacked condos share a two car garage on the bottom floor and each have a private entrance to their respective homes, one having the main floor and the other would be the second story.

Mr. Mangla mentioned he read in the newspaper that the average cost of a home in Auburn Hills is \$143,000 and the price of these condos would have a range of \$150,000 to \$200,000. Mr. Mangla continued, stating it could be a major deterrent for developers if the density of the property is lessened because of property costs.

Mr. Cohen asked Mr. Mangla what the density was for the previously shown duplexes, and Mr. Mangla said approximately 9,000 sq. ft., 4 units per acre. Mr. Cohen mentioned to the Planning Commission that the duplex plan appears to meet the ordinance even though it has not yet been reviewed, however the stacked condo plan would require a rezoning to multiple or doing a PUD.

Answering Ms. Cooper, Mr. Mangla said each individual unit of the stacked condos on average would be 1,500 sq. ft. depending on the number of bedrooms. Ms. Cooper stated she wasn't happy seeing all of the

garages in the front of the buildings and suggested they might be placed either on the side or in the rear. Mr. Mangla explained much more property would be needed to accommodate side or rear entry garages.

Returning to the density issue, Mr. Cohen asked the Planning Commission if the recommendation from the last study meeting reflected what is shown on the wall map as well as the map that was distributed, including the increase of 2.5 units per acre if you use open space techniques. Mr. Beckett said that was correct and the Planning Commissioners agreed.

#### **Planning Commission Priorities for Y2001**

Mr. Cohen said there would be eight active study sessions left for the year after tonight. The June 1 meeting would be a training session, a refresher course looking at site plan review, legal aspects, and just basic training. The City Council and the ERB will be invited to join the first annual meeting. Continuing on, Mr. Cohen explained the first December meeting will be a recap of the current year and a look to the future and set priorities for the following year. Mr. Cohen said the conclusion of the northeast study area would take place during the February meeting. On March 1, a public hearing will be held hopefully at Oakland Christian School with comments taken, however Mr. Cohen said by taking the information from the public it makes no sense to make a decision the night of the public hearing, because it gives the impression the decision has been made and it is a done deal. The questions will be researched by the Community Development Department and a joint meeting will be held April 5 with the Planning Commission and the City Council in which the final plan will be adopted and answering any questions the public may have. Continuing on, Mr. Cohen stated the zoning ordinances will be amended at the May meeting after the plan has been adopted and options for ordinance amendments with City Attorney Derk Beckerleg present. The conclusion to the ordinance amendments will be held during regular meetings as well as the public hearing.

Mr. Cohen said there would be no study session for July and the following four months are open to one major issue that can be worked on. Mr. Cohen mentioned Mr. Luenberger wrote a letter to the Planning Commission requesting a study of his property and adjoining properties on Pontiac Road. Mr. Cohen mentioned a study of the Opdyke Road area is needed, however four months would not be enough time. Mr. Cohen asked what issues the Planning Commission would like to see tackled, stating it doesn't have to be study issues but could be zoning ordinance issues, land divisions issues, or Mr. Luenberger's issue.

Mr. McKissack asked what was happening with the downtown development project. Mr. Cohen said it was moving along and he would ask Mr. McBroom to give an update. Mr. Schoonfield thought with the downtown development there is a need for ordinance amendments and should be a very high priority. Mr. Ouellette agreed with Mr. Schoonfield. Mr. Cohen reported an overlay district has already been started. Mr. Cohen continued, saying PUD's would be the way to go with each parcel in the downtown area, because then the City would have total control. Mr. Cohen mentioned there will be another PUD near Collier Road coming before the Planning Commission shortly.

Ms. Hurt-Mendyka stated there needs to be a consistency, using the lowest square footage in each zoning district. Mr. Cohen explained the zoning was based more on the width of the lots than the area, because of the lots being so long and narrow.

Ms. Cooper asked if there could be a study session specifically for PUD's. Mr. Cohen said that could be incorporated into the training session in June.

Mr. Ouellette suggested the glitches in the ordinance be looked at such as transitional zoning. Mr. Cohen said most transitional zoning is done through multifamily zoning, districts could be created such as duplex zoning where certain standards must be followed or cluster option zoning. Mr. Cohen suggested options as opposed to zonings. Mr. Cohen said some transitional areas could possibly be businesses, town houses, duplexes, rentals, or owner occupied, the ordinances can be written in many ways. Mr. Cohen suggested looking at transitional areas with multiple type zoning, to allow for a higher density next to a major or somewhat major road.



Mr. Ouellette mentioned he would like to see a height restriction in the residential areas. Mr. Cohen said that could be enforced except with a variance from the ZBA.

Mr. Knight said he thought there was enough rental units in the city and would prefer any multifamily housing be owner occupied.

Ms. Hurt-Mendyka asked Mr. Cohen what type of projects have come through the Community Development Department that have been continuously unacceptable. Mr. Cohen replied the landscape ordinance is in need of amending making it more clear. Mr. Cohen said he could bring a list of items that need amending and those could be prioritized.

Ms. Marien mentioned there was quite a concern by her neighbors that their property is zoned R-4 and a petition has been signed by the numerous residents asking for a zoning change. Mr. Cohen said he spoke with Mr. McBroom and it was determined if the properties are contiguous they can come under one application and any separate properties must have their own application. A City initiated rezoning must have at least 90% support.

Mr. Ouellette suggested the rezoning sign on Cary Gitre's property be moved to another location. Mr. Cohen said the sign has already been moved on University Drive at the Pontiac Drive turn around and another was placed on Richwood with a 10 foot setback from the roads.

Ms. Marien asked how to request a "No Parking" sign on Hill Road. Mr. Schoonfield said that was up to the City Council.

Mr. Steven McBride asked if there was going to be a meeting with an expert explaining the zoning density change of 2 units per acre. Mr. Cohen said he was the City Planner and everyone in the neighborhood would be invited to the public hearing to discuss the density issues and ask questions. Mr. Cohen continued saying the decision will be made by the Planning Commission at the April meeting and at the May meeting the City Attorney will be present to recommend different alternatives for implementing the decision on density.

**ANNOUNCEMENT OF NEXT MEETING** - The next regularly scheduled meeting is January 18, 2001.

#### **ADJOURNMENT**

Mr. Schoonfield moved to adjourn the meeting.

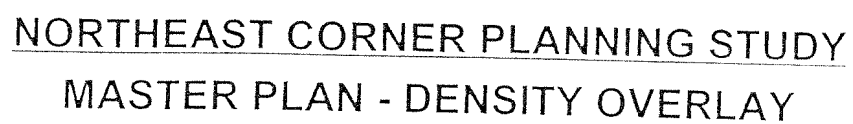
Supported by Ms. Hurt-Mendyka.

**VOTE:** Yes: Beckett, Cooper, DeClerck, Hurt-Mendyka, Marien, McKissack, Ouellette,  
Schoonfield, Spurlin  
No: None

**Motion carried (9-0)**

The meeting was adjourned at 10:30 p.m.

Kathleen Novak  
Records Retention Clerk



\* Density may be increased up to 2.5 units per gross acre if open space techniques are utilized

July 19, 2000

C. Steven Kime  
Kime Commercial Real Estate  
6111 Jackson Road  
Ann Arbor, MI 48103

Re: **Project Status**  
**Sanicem Landfill Redevelopment** — *Fons Property*  
**Auburn Hills/Orion Township, Michigan**

Dear Mr. Kime:

Per your request, BL Companies, Inc. has prepared this status report regarding the above referenced project. Presented below is a brief summary of findings to date, including previously and recently collected data along with a summary of environmental issues relevant to future development of the property.

#### **Previous Information**

The site was originally intended to be developed as the Silver Bell Ski Lodge (SBSL) in the early 1960's. The developers of SBSL accepted fill material in order to build up the proposed ski hill in the southwest portion of the site. The fill material is believed to have originated from various sources, mainly local auto manufacturing facilities, and included such waste as foundry sand, scrap metal and 55-gallon drums. SBSL went bankrupt in the mid 1960's and the entire property was subsequently purchased by the Fons Company. Fons operated a solid waste landfill on the western half of the site and accepted waste during the 1960's and 1970's. It is believed that the landfill accepted household rubbish originating from the City of Detroit. Filling activities started in the northern portion of the site and expanded southward as the landfill operations continued. The Fons were cited for various issues during the 1970's, including violations of nuisance and odor standards and Michigan Department of Environmental Quality (MDEQ, formerly MDNR) regulations. The landfill was never appropriately lined or capped, nor were adequate leachate collection or methane venting systems installed. The landfill ceased operation in the early 1980's.

MDEQ performed an extensive environmental investigation of the site in the 1990's, which included the installation of numerous soil borings and monitoring wells, a soil-gas survey, surface water and sediment analysis, leachate investigation, and methane testing. Additionally, MDEQ excavated a series of test pits in the SBSL dump (SBSLD) area in order to characterize soils and to remove drums in this area.

Results from the MDEQ investigation activities indicate that the majority of soil and groundwater at the site is not contaminated above acceptable cleanup levels for industrial property with the exception of isolated incidents of heavy metals in the SBSLD area and exceedences of other constituents in the center of the fill area. However, methane was detected throughout the landfill, with the highest levels in the areas of thickest fill. Leachate seeps are occurring throughout the southern end of the landfill and are discharging into the wetland area located in the southern portion of the site. The leachate contains low levels of contaminants, which have impacted sediments on the site and have the potential to impact surface water. Surface water channeling has exposed several areas of rubbish, and strong odors emanate from this exposed rubbish and from the leachate seeps. During the test pit activities in the SBSLD area, drums and contaminated soil were removed. According to a report submitted by the MDEQ's consultant, it is believed that all drums have been removed from the SBSLD area.

In summary, based on the MDEQ investigation, contamination resulting from the SBSLD and the Fons landfill operation has resulted in on-site impact, but no off-site impact. Potentially hazardous levels of fugitive methane and leachate are still emanating from the landfill.

### **Recent Activities**

BL Companies contracted a geotechnical engineering firm to perform materials testing soil borings throughout the site. A total of 19 soil borings were installed. A BL Companies scientist was present for several of the borings in order to assess the soils for environmental impact.

Results from the borings indicate that the northern area of the landfill contains up to 75 feet of fill, with fill thickness tapering off to the south, east and west. Little to no cover was encountered over the landfill area. The area of thickest fill encompasses approximately 30 acres of the northwestern portion of the property. As expected, this area is also the area of highest methane production. Fill associated with the SBSLD appears to be approximately 15 to 20 feet thick. No methane was detected in the SBSLD area.

### **Conclusions**

Based on the above information, it appears that environmental conditions at the site render it unsuitable for residential purposes. The majority of the landfill area will require capping with pavement or buildings to reduce human exposure risk. Fugitive leachate will need to be controlled and the risk of human exposure reduced. A leachate collection and treatment system, along with barriers to exposed seeps must be incorporated into site development. Potentially hazardous levels of methane are still being produced in the thickest area of the landfill and will also need to be addressed as

site development proceeds. Capping and venting will be required to control fugitive methane and to reduce the hazard potential. Fill in the SBSLD area can be relocated to other areas on the site to help balance the site grade, with minimal, if any, off-site disposal costs.

It appears that the greatest challenge to industrial or commercial development of the site will be geotechnical. The area of thickest landfill will require innovative approaches for suitable compaction for building foundations, or should be preferentially used for parking or light building use.

Several meetings and correspondence have been conducted with representatives of all levels of the MDEQ regarding this site. The dialogue has been cordial and productive and MDEQ appears to agree with the conclusions we have presented and with the plans for redevelopment. A Brownfield Redevelopment Grant application is being submitted to the MDEQ to defray some of the environmental costs associated with site redevelopment.

If you have any questions or comments, please contact me at (248) 865-8174.

Sincerely,

BL Companies, Inc.

Robert J. Zwald, CPG  
Project Manager

**CITY OF AUBURN HILLS  
PLANNING COMMISSION MEETING**

**February 1, 2001**

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

**ROLL CALL:**

Present.	Beckett, Cooper, Hurt-Mendyka, McKissack, Ouellette, Spurlin
Absent.	DeClerck, Marien, Schoonfield
Also Present.	Community Development Director McBroom City Planner Cohen Economic Development Director Miller Parks & Recreation Director Marzolf City Engineer Westmoreland 11 Guests

**LOCATION:** Auburn Hills Library, 3400 E. Seyburn Drive, Auburn Hills MI 48326

**APPROVAL OF MINUTES**

Mrs. Cooper moved to approve the minutes of January 4, 2001 as amended on page three the last sentence to read " He also noted *that there was testing of residential wells* along Bald Mountain Road, (*which did not reveal a problem*) and subsequently commented that those residents have gotten city water.

Supported by Ms. Hurt-Mendyka.

**VOTE:** Yes: Beckett, Cooper, Hurt-Mendyka, McKissack, Ouellette, Spurlin  
No: None

**Motion carried (6-0)**

**NORTHEAST CORNER NEIGHBORHOOD MASTER PLAN**

1. Review of Proposed Pathway Plan Amendment for NE Corner

Brian Marzolf, Recreation Director and Steven Cohen, AICP,PCP, City Planner

Mr. Marzolf indicated there would be no additions to the pathway plan, just fine tuning what already existed. He suggested along Shimmons Road the use of bike lanes as opposed to bike paths, thus eliminating the need to remove large trees and minimizing the difficulty of constructing a bike path due to the topography of the area. Mr. Marzolf also noted they would like to construct the bike paths on both sides of the roads where appropriate.

Mrs. Cooper asked if Shimmons Road could be designated as a "Natural Beauty Road". Mr. McBroom replied he believed it could be and he would investigate the process.

A resident voiced concern that having a bike path along both sides of Squirrel Road was not necessary and would have a negative impact on the natural beauty. He also questioned the cost. After some discussion Mr. Marzolf and Mr. Cohen indicated they would take a further look at Squirrel Road.

Mr. Ouellette questioned how the wetland areas would be dealt with along Shimmons Road. Mr. Marzolf explained the plan is to jog around wetlands when possible. Mr. Ouellette also asked if there was a cost differential between bike paths and bike lanes. Mr. Westmoreland indicated the cost is about the same because there are different requirements for each project.

Mr. Marzolf stated bike lanes would be installed only when it wouldn't be favorable to install bike paths, because he believes the bike paths would be safer. Mr. Beckett asked if any studies had been done

regarding the safety of bike paths versus bike lanes. Mr. Marzolf wasn't aware of any study, but agreed to look into it.

**Mr. Ken Posney**, 3674 Shimmons Circle, questioned why 8' wide paths are necessary as opposed to the narrower sidewalks. Mr. Marzolf explained pathways are 8' wide to enable bicyclists to pass without disruption.

**Ms. Laura Ochs**, 4015 Bald Mt. Road, questioned if would it be necessary to install bike paths with only two houses north of Hawk Woods, because she would prefer a bike lane. Mr. Marzolf indicated currently there is not a plan to install any bike paths in front of those houses, and Mr. Cohen explained if necessary the City works with the residents.

**Mr. Steve McBride**, 3034 Squirrel Road mentioned the apartments along Squirrel Road have sidewalks and questioned if they would be left or reconstructed to bike paths. Mr. Marzolf explained the sidewalks were installed prior to the pathway plan, and he wasn't sure if or when they would be replaced.

Explaining to Ms. Ochs, Mr. McBroom indicated a collector road is 60 to 86 wide which could accommodate a three lane road with a bike path.

Mr. McBride asked how far off the road the bike paths are constructed. Mr. Marzolf explained they are installed just inside the road right-of-way.

2. Review of Proposed Thoroughfare Plan Amendment for NE Corner  
Philip Westmoreland, PE, Orchard, Hiltz, and McCliment, Inc.

Mr. Westmoreland indicated the City will request that Dutton Road, which is a county road, be developed as a boulevard.

Mrs. Cooper asked how classifications of road were determined. Mr. Westmoreland explained a traffic study is conducted keeping in mind the zoning classifications in which the roadway lies, the traffic volume in the area, and the City's and surrounding communities traffic patterns. Mr. Westmoreland also explained a traffic study is generally accommodating for 20 to 25 years, including the projected population growth.

Mr. McBroom explained the purpose of a thoroughfare plan is to keep in mind the future uses and to help developers use appropriate setbacks when developing property.

**Mr. James Vacketta**, 4265 Arcadia, asked what would determine Dutton Road's classification of thoroughfare or major thoroughfare. He indicated he didn't want to see Dutton Road become another Tienken Road before the cul-de-sac, allowing it to be a speedway and easy access for Rochester Hills.

Mr. Westmoreland indicated the decision would be up to the county on what type of road would be constructed. Mr. McBroom explained the City of Auburn Hills is proactive, anticipating the roadway needs and Oakland County is reactionary, acting after the fact of all the congestion. Mr. Vacketta asked how much input a city has in determining the road type. Mr. McBroom explained money talks, depending on how much a city is willing to contribute to a project.

Answering Mr. Vacketta, Ms. Hurt-Mendyka explained a boulevard is preferred for safety purposes by not allowing a center turn lane to be used as a merge lane on a five lane highway and it is more aesthetically pleasing.

Mr. Ouellette questioned when constructing a building what road right-of-way would be appropriate to use for setbacks. Mr. McBroom indicated generally the proposed right-of-ways are used, however it isn't enforceable if the current right-of-way is used.

Mr. Vacketta asked if Squirrel Road would be completed this year. Mr. McBroom stated it was in the budget that the City Council approved and Mr. Westmoreland indicated construction should begin in early May.

### 3. Review of Procedure for School District Boundary Line Adjustment

Mary Ann Miller, Economic Development Coordinator

Ms. Miller gave a brief overview of the information she received from Ms. Gloria Cruz at the Intermediate School District (ISD) regarding the transfer of territory between school districts. Ms. Miller explained the most common method is when a resident or group of residential property owners files a petition with the ISD requesting the property be detached from one school district and attached to another. The way this would be accomplished is by gathering signatures of not less than 2/3 of the persons who own and reside on the land to be transferred. However, if the latest assessed valuation of the area to be detached is more than 10% of the latest assessed valuation of the entire school district from which it is to be detached, the action of the ISD shall not be effective unless approved by an affirmative vote of a majority of the school electors of the district from which the territory is to be detached. The ISD board will take final action within 60 days of a resolution or petition. A hearing is held in which both the proponents and opposers have a voice and board action will be taken. There is also an appeal process which must be filed in writing to the State Board of Education within ten days after the ISD action. The decision by the State Board of Education is final.

Ms. Miller indicated there are currently two active property transfers in progress, both of which were denied by the ISD and are now before the State Board of Education.

There was a brief discussion and it was advised that any resident wishing more information contact Ms. Cruz at the ISD or contact Ms. Miller.

### 4. Final Comments prior to Public Hearing on the Master Plan Density Map for NE Corner

Mr. McBroom requested that there be a specific zoning title as opposed to nonresidential for the residential zoning portion of the Fons' property. Mr. Ouellette questioned if a specific zoning would be appropriate on the master plan when all the other zonings are either residential or nonresidential. Mr. McBroom indicated he thought it was appropriate by adopting an amendment that chooses to be more specific and referenced the Auburn/Squirrel Roads neighborhood master plan is parcel specific with several different land uses. Mr. McBroom stated interested parties have been investigating that particular parcel and consequently has given the City useful data, which otherwise the City would not have known. Mr. Ouellette suggested the developer be stipulated to construct Dutton Road. Mr. McBroom explained this property would be a brownfield development and because of this the City would have a great amount of involvement including the extending of Dutton Road. It was determined by the Planning Commission the appropriate zoning classification title would be something similar to Nonresidential Primary Technology Research Office.

Ms. Ochs indicated she had been approached by a developer regarding the Fons' property showing her renditions of a development he would like to create. Mr. McBroom explained there are no plans submitted for any project on this site, and developers like to seek the input of potential future neighbors. Ms. Ochs also asked for clarification on the master plan amendments. Mr. McBroom explained adopting the master use plan would indicate to the City what type of rezoning would be appropriate for that property. Ms. Hurt-Mendyka explained to Ms. Ochs this master plan establishes that the City envisions this property as significantly nonresidential but it is not a rezoning. It would be up to the purchaser of the property or the City to initiate rezoning.

**Mr. James Thompson**, Shimmons Road, indicated he was not pleased with the proposed master plan indicating the decrease in density. He is currently having difficulties selling his property to developers because of the R-1 zoning and doesn't believe decreasing the number of units per acre will encourage developers to purchase his property. Mr. McBroom acknowledged Mr. Thompson's



concerns, however he mentioned there are developments in that area of the City with 2 to 2.5 units per acre that have been very successful.

Mr. Ouellette suggested as opposed to units per acre, the number of units be based on the percentage of open space needed per acre.

At the beginning of this process for the northeast corner of the City, Ms. Hurt-Mendyka reminded the Planning Commission, one of the top five suggestions from residents was to decrease density.

**Mr. Steven McBride**, 3034 N. Squirrel Road, asked if Mr. Thompson's property could be a transitional zone. Mr. McBride submitted a letter to the Planning Commission requesting that a 15 acre parcel of land not be included in the new master plan requiring 2.0 units per acre.

Mr. McKissack mentioned currently on Shimmons Road the density is 2.0 units per acre or less.

Mr. McBroom explained for Mr. McBride that the public hearing next month would be a review of the final draft of the master plan, however questions can be asked and changes can be made.

Ms. Ochs questioned how in future years the master plan would reflect the questions and comments that have been made throughout this process. Mr. Beckett indicated the minutes reflect what transpired at the meetings and are available for anyone wishing to examine them. Mr. Cohen mentioned all the minutes relating to the revision of the master plan will be an appendix attached to the master plan.

Mr. Vacketta asked if once the plan is adopted there is a time frame in which the bike paths are completed, knowing the roads will take longer. Mr. McBroom explained the first step is to adopt the master plan and next is to implement the plan, however the roads and bike paths are separate public improvements projects.

Mrs. Cooper asked if there was any consideration for transitional zoning as part of the master plan. Mr. McBroom stated this is the time to determine that change. Mr. Spurlin suggested that Mr. McBride's property be established as transitional zoning. Mr. McBroom suggested that the line be drawn north around Mr. McBride's property, leaving it zoned as is, R-1. Mr. McBroom questioned if the same would apply to the property on the west side of Squirrel Road, south of Shimmons. Ms. Hurt-Mendyka commented there wasn't a need. Mr. McBroom also mentioned regarding Shimmons/Woodgrove, that the development approval precedes the master plan amendment.

It was determined that the Planning Commission agreed with Mr. McBroom that the line be drawn to the north excluding Mr. McBride's property from the master plan amendment and be left as single family residential.

Mr. Cohen mentioned the public hearing would be held in the Five Points Community Church and residents in the northeast corner will be notified by the Community Development Department via mail.

## **OTHER PLANNING ITEMS**

### 1. Auburn Hills Village Project

Update from Brian McBroom, AICP, Community Development Director

Mr. McBroom mentioned there would be an open house for residents and business owners in the area of the Auburn Road/Squirrel Road construction for February 8, 2001 from 5 p.m. to 8 p.m. at Fire Station No. 1, with everyone welcome. Continuing on, he stated bids for that construction are expected to be awarded by the City Council at the March 5, 2000 meeting with construction beginning in the early part of April and being completed by the end of the year and both roads will

remain open during construction with limited access. The streetscape improvements will begin in early June.

Mr. McBroom continued stating the site plan for Forester Square will be before the Planning Commission on February 15, 2001, with construction likely to begin this summer with models being built along Adams Road immediately. Mr. McBroom also noted there are several "in the works" commercial projects along the Auburn Road corridor, but nothing official as of yet.

It was also noted that the City has completed the purchase of the GTWRR property, and the pathway construction may begin this year as well as the development of the new City Park .

Mr. McBroom commented that zoning ordinance amendments to control development in the Village Center Area are under development.

Mr. Spurlin asked if the bridge would be replaced. Mr. McBroom explained the bridge would be replaced and raised allowing pedestrian traffic below the bridge on the proposed pathway along the river.

Mr. McBroom also mentioned there would be an incentive clause in the contract for the road construction trying to ensure speedy construction. Mr. McBroom also stated closings on all of the homes must be completed before any construction can take place.

Replying to Mrs. Cooper, Mr. McBroom explained there would be a mix of businesses and the market is reliable, however there is no legal control over the type of businesses that can be opened. Mr. McBroom indicated they would like to see three story buildings with mandatory retail on the bottom level with office use above.

Mrs. Cooper mentioned the requested clock tower will not be constructed in the downtown area, however there is still a need for some type of structure.

Mr. Cohen mentioned South Boulevard construction will be done simultaneously with Auburn/Squirrel Roads.

Ms. Hurt-Mendyka asked if the rails to trails within the City would have a connection to bike paths or sidewalks. Mr. McBroom said there would be connections and Rochester has purchased their portion, Rochester Hills is looking into the purchase as is Pontiac.

## 2. Schedule Special Planning Commission Meeting

Thursday, February 15, 2001 at 7:30 p.m. - Auburn Hills Council Chambers

Ms. Hurt-Mendyka moved to approve a Special Planning Commission Meeting scheduled Thursday, February 15, 2001, 7:30 p.m. at the Auburn Hills Council Chambers.

Supported by Mrs. Cooper.

**VOTE:**                Yes: All  
                             No: None

**Motion carried**

Mr. Cohen brought attention to a PUD request, Angelus Forest, which is approximately 50 percent wetlands and is bounded to the east by the city of Pontiac and their landfill and barrel factory. Angelus Forest approached the City requesting approval for a proposed single family attached condominium units. This will be on the February 15, 2001 meeting seeking PUD concept approval.

Mrs. Cooper asked if the April 5, 2001 joint meeting with City Council could be rescheduled due to the fact she would be out of town. Mr. Cohen said he would bring possible dates to the next meeting.

Mr. Ouellette mentioned he had received a letter in which Mr. Gitre invited his neighbors to a meeting at his place of business on February 12, 2001 from 6:30 p.m. until 8:30 p.m. to discuss the rezoning. Mr. Cohen noted the residents would be notified when Mr. Gitre's rezoning is rescheduled for a City Council meeting because Mr. Gitre requested he not be on the February 5, 2001 agenda.

There was discussion about the upcoming training session being held in Ann Arbor.

**ANNOUNCEMENT OF NEXT MEETING** - The scheduled study meeting is March 1, 2001, at Five Points Community Church.

**ADJOURNMENT**

Mr. Ouellette moved to adjourn the meeting.

Supported by Mrs. Cooper

**VOTE:**                      Yes: All  
                                    No:    None

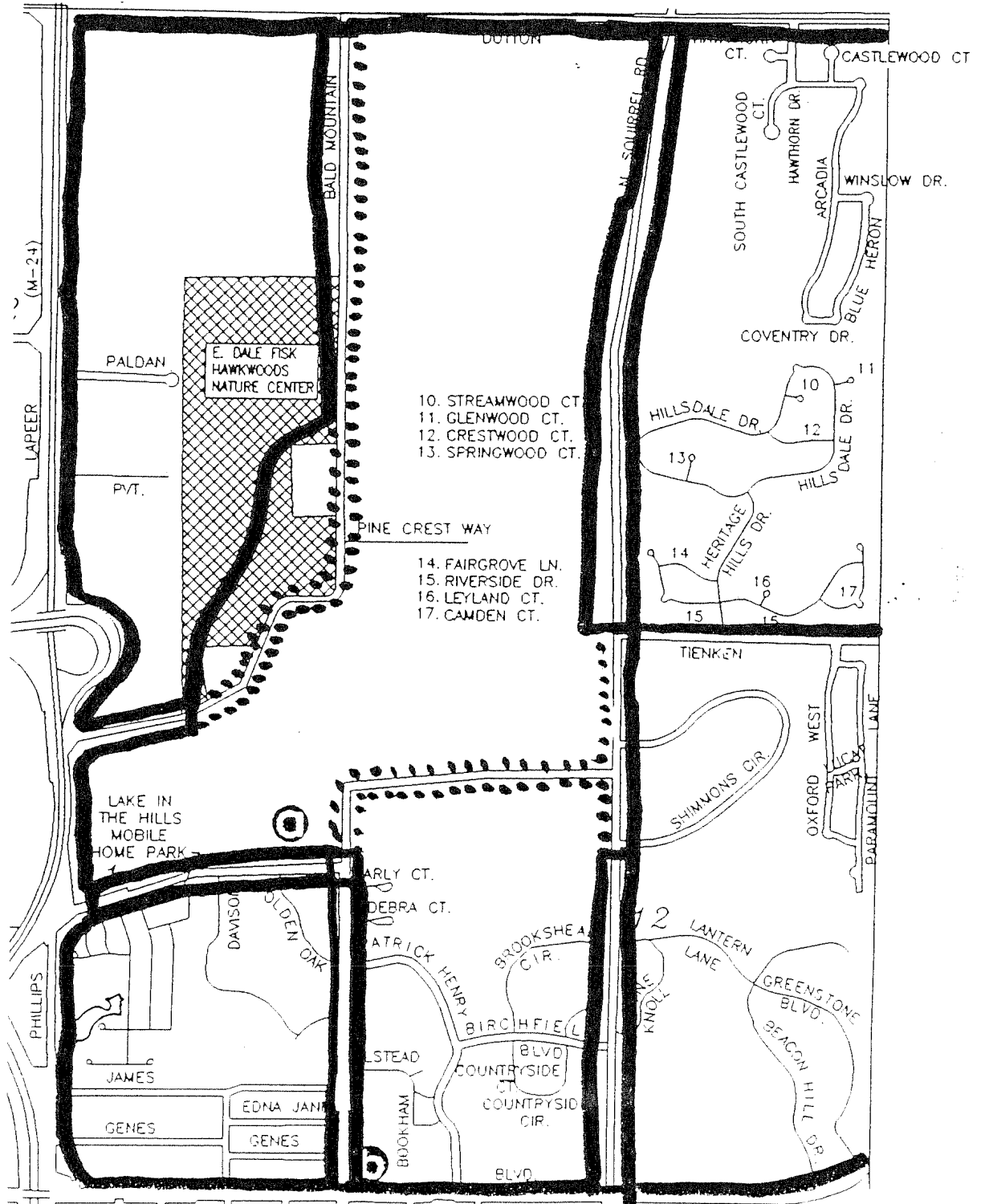
**Motion carried**

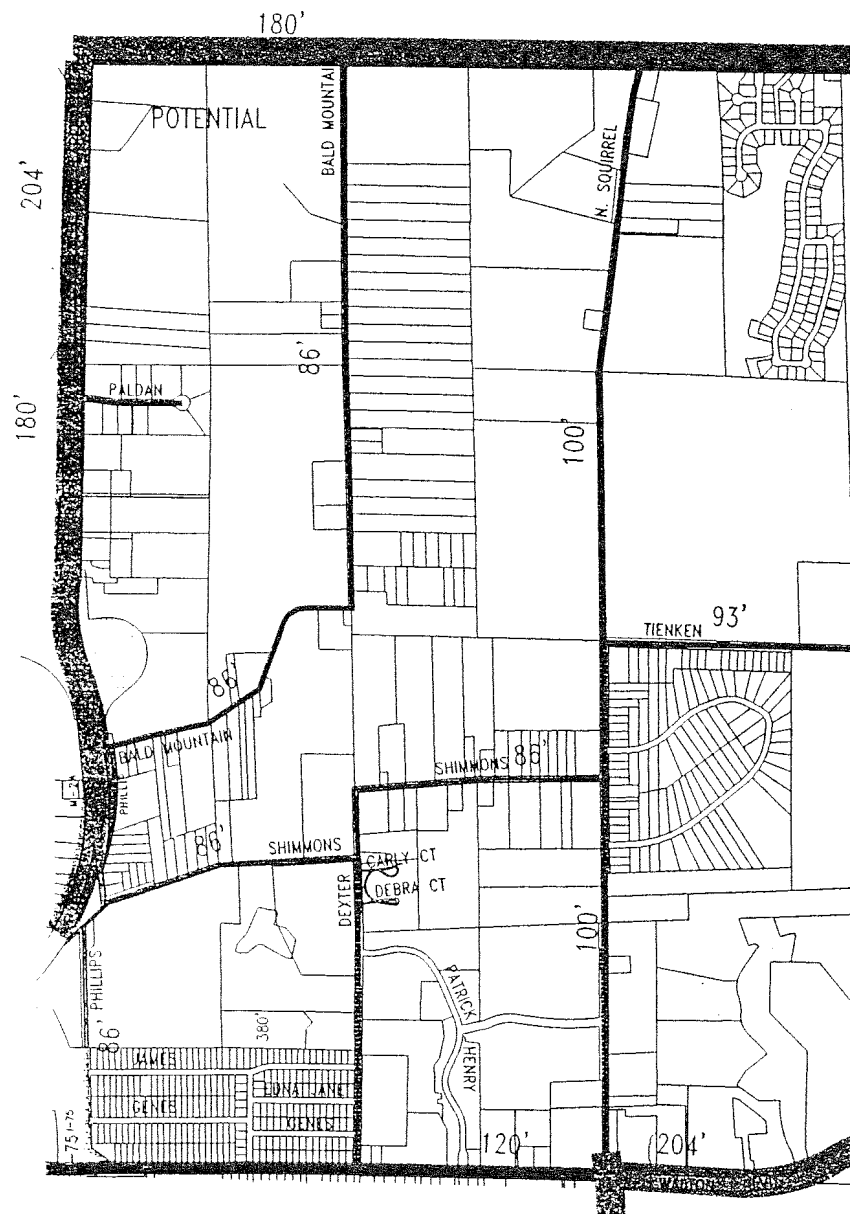
The meeting was adjourned at 10:58 p.m.

Kathleen Novak  
Records Retention Clerk

## Proposed Amendment to the 1999 Pathway Plan

Bike Lane .....  
Bike Path \_\_\_\_\_





- FREEWAY (360' R.O.W.)  
 MAJOR THOROUGHFARE (150' - 204' R.O.W.)  
 THOROUGHFARE (100' - 120' R.O.W.)  
 MAJOR COLLECTOR (86' - 100' R.O.W.)  
 COLLECTOR (60' - 86' R.O.W.)

#### Proposed Changes from 1995 Major Thoroughfare Plan

1. Remove north/south connection from Dexter/Shimmons to Bald Mountain Road due to wetlands.
2. Increase Dutton Road planned R.O.W. from 120 ft. to 180 ft. to allow for a boulevard connection to M-24.

## PROPOSED MAJOR THOROUGHFARE PLAN

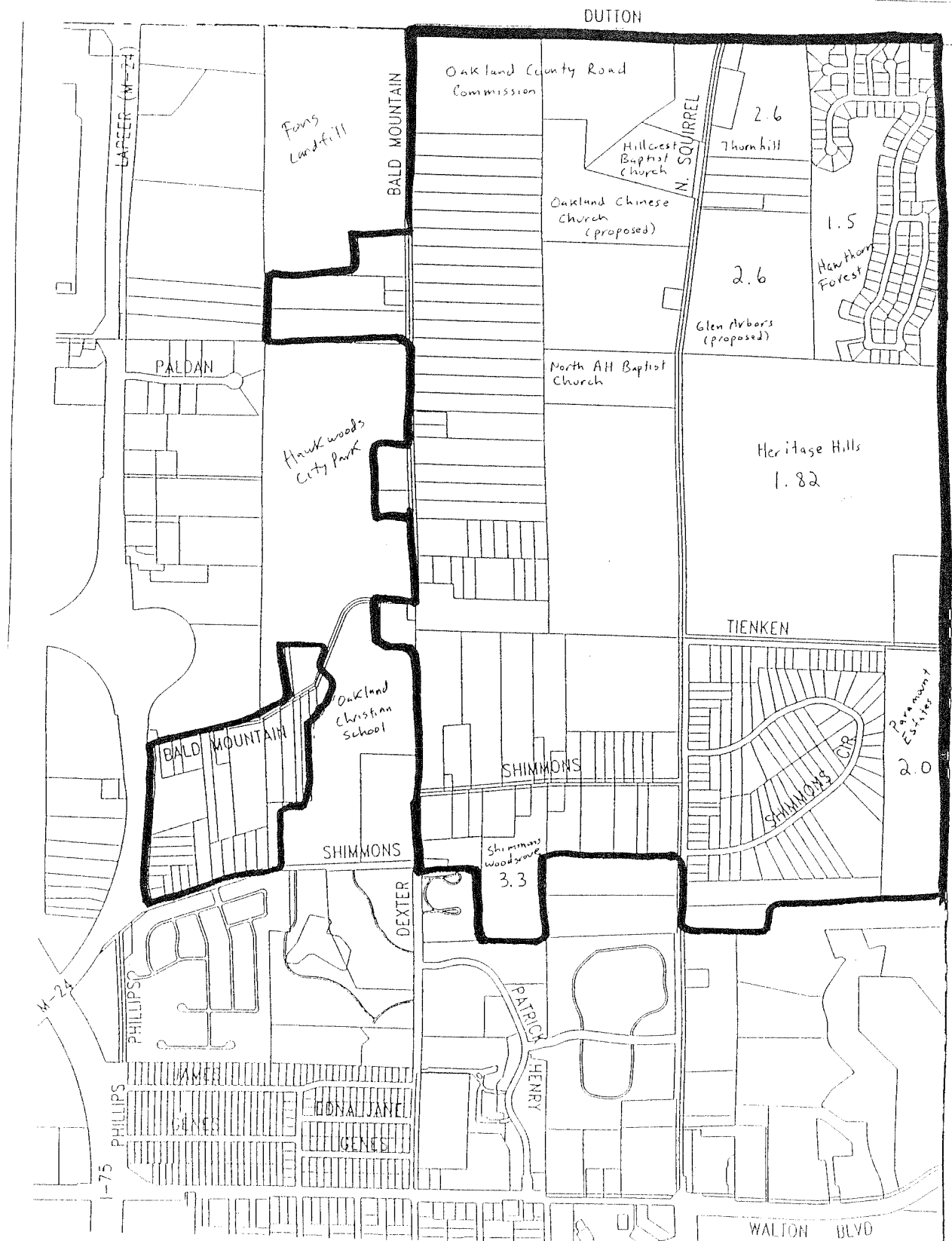
CITY OF AUBURN HILLS PLANNING COMMISSION

ADOPTED BY THE CITY OF AUBURN HILLS PLANNING COMMISSION  
IN ACCORDANCE WITH ACT 285 OF 1931, THE MUNICIPAL PLANNING ACT, ON  
APRIL 20, 1992 AFTER PUBLIC HEARING ON APRIL 8, 1992

DENNIS GRIFFIN, CHAIRMAN  
CITY OF AUBURN HILLS PLANNING COMMISSION

CHARLES DOCHRAN, SECRETARY  
CITY OF AUBURN HILLS PLANNING COMMISSION

THOROUGHFARE PLAN BUILDOUT ANALYSIS N.E. CORNER CITY OF AUBURN HILLS		ORCHARD HILITE & McCORMICK, INC.  12000 1st Ave. Auburn, MI 48693 (734) 422-0011 (734) 363-6447 fax	
PREPARED BY: DATE: 01-12-01 PROJECT: N.E. CORNER CITY OF AUBURN HILLS SCALE: 1"=400' CLIENT: CITY OF AUBURN HILLS	SHEET: 1 OF 1 120-00-0341		



## NORTHEAST CORNER PLANNING STUDY MASTER PLAN - DENSITY OVERLAY



2.0 UNITS PER GROSS ACRE \*

\* Density may be increased up to 2.5 units per gross acre if open space techniques are utilized

STEVEN C. MCBRIDE

3034 North Squirrel Road  
Auburn Hills, MI 48326  
(248)475-4523  
Mobile (313)575-1109

City of Auburn Hills  
Attn: Steve Cohen, City Planner  
1827 North Squirrel Rd.  
Auburn Hills, MI 48326

February 1, 2001

Dear Mr. Cohen & Members of the Planning Board,

As you are aware I have attended and participated in several meetings involving consideration of amending the north-east area of the City of Auburn Hills Master Plan. Attached is a partial map of the area containing a parcel of property of about fifteen (15) acres.

The parcel is situated between property currently used as single family residential in the Shimmons Circle area and multiple, the Beckon Hills Apartments. It is also surrounded on all sides, across Squirrel Road and in the rear, by multiple types of usages such as senior citizen and others apartments

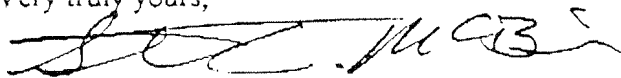
At the meetings consideration has been given to amending the Master Plan to provide that parcels in this general area, including this particular 15 acre parcel, be required to be single family residential with approximately 2.0 units per acre. I would respectfully request that consideration be given to removing the attached parcel from this change.

As noted, this parcel is surrounded by multiple uses, has frontage on a major road, and is only a short distance from commercial zoning. If amendment is considered, I request that consideration be given to providing for some type of transitional use, or to leave the current use, which permits the option for greater density, in place.

If a transitional use might be considered, I understand that the City of Troy has adopted an ordinance for this purpose which might be useful as an example or starting point for consideration. I believe the Troy Ordinance is contained in Chapter 12 of their Zoning Code.

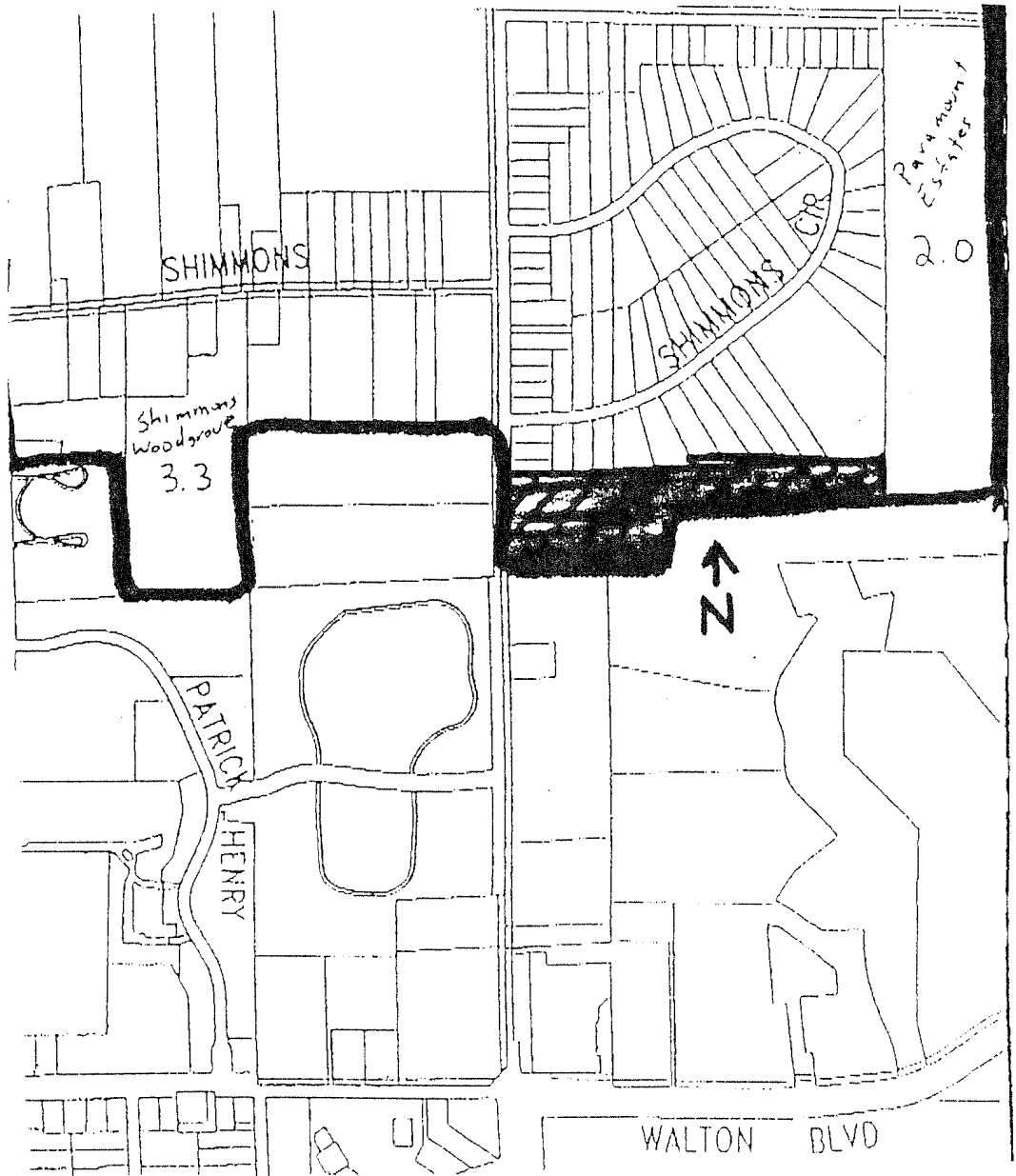
Thank you for your consideration. If there is any question, please contact me..

Very truly yours,



Steven C. McBride

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**CITY OF AUBURN HILLS  
PLANNING COMMISSION MEETING**

**March 1, 2001**

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

**ROLL CALL:**

Present.	Beckett, Cooper, Hurt-Mendyka, Marien, McKissack, Ouellette, Schoonfield
Absent.	Spurlin
Also Present.	Community Development Director McBroom, City Planner Cohen, City Manager Ross, Councilpersons Knight, Pillsbury and Sendegas, Parks & Recreation Director Marzolf, TIFA Chair Bennett, ERB member Ostrowski, City Attorney Beckerleg, and City Engineer Westmoreland
	87 Guests

**LOCATION:** Five Points Community Church, 3411 E. Walton Boulevard, Auburn Hills MI 48326

Mr. Steve Cohen reviewed the Northeast Corner Neighborhood Master Plan Overview as follows:

*This document serves as the official record of the nine months planning process which resulted in the formulation of the Northeast Corner Neighborhood Master Plan. The Northeast Corner is the area bounded to the north by Dutton Road, south by Walton Boulevard, west by M-24, and east by the City of Rochester Hills border.*

**What is the Northeast Corner Neighborhood Master Plan?**

*The Northeast Corner Neighborhood Master Plan is a policy guide created to assist City officials, residents, and land developers in preparing for future growth and change within the Northeast Corner.*

*This plan is a powerful expression of the City's intentions, ultimately serving as a basis of support for the Zoning Ordinance. It can improve the City's legal basis when making zoning decisions, as the courts have consistently found that one of the methods in determining the "reasonableness" of a Zoning Ordinance is whether it is in conformance with the Master Plan. Without a Master Plan, the "presumption of validity" can be found lacking, leaving the City more vulnerable to a negative ruling.*

*The Northeast Corner Neighborhood Master Plan serves as an official amendment to the City's Generalized Long Range Master Land Use Map, which will be implemented through the Zoning Ordinance and other municipal codes.*

**Why does the City need a Master Plan for the Northeast Corner?**

*In recent years, the following residential projects have been approved to be developed within the Northeast Corner:*

*Hawthorn Forest Subdivision  
127 homes on 85.09 acres / 1.49 homes per gross acre*

*Heritage in the Hills Site Condominiums  
281 homes on 154.39 acres / 1.82 homes per gross acre*

Thornhill Subdivision  
52 homes on 20.00 acres / 2.60 homes per gross acre

Shimmons Woodgrove Subdivision  
53 homes on 16.09 acres / 3.30 homes per gross acre

Glen Arbors Condominiums  
94 homes on 36.71 acres / 2.56 homes per gross acre

The City anticipates additional residential projects being developed within the study area in years to come as developers try to tap into the new real estate markets. It appears that the area is well suited for residential development geared toward "empty nesters" as baby boomers begin to age and "young professionals" as workers from local businesses look for places to live close to work.

After decades of little change, the City and residents of the Northeast Corner are expected to be faced with numerous development proposals. This plan is the City's opportunity to comprehensively direct its future, rather than react in a "knee-jerk" fashion to each development proposal or issue. This approach is necessary, since bad land use decisions will remain as reminders for generations.

#### **Who was involved with the development of the Master Plan?**

The minutes provided within this document serve as testimony of the great amount of debate, deliberation, and research the City Planning Commission, City staff, and residents went through to create this plan. Members of the City Council and other City Boards were also active participants in the formation of the plan.

Throughout the planning process, residents were encouraged to express their opinions through a series of workshops. All ideas were heard and taken into consideration. This document translates many of these ideas into the master land use map, which is intended to promote quality development which complements the unique character of the Northeast Corner.

The highlight of the planning process was the outstanding public participation in establishing the goals for the plan. The Planning Commission sponsored an event called **Charting a Vision for the Future: Neighborhood Visioning Meeting** on October 5, 2000, in which over 100 persons attended. Those attending were active participants in the meeting. They were divided into 13 groups (3 people in each) and asked to answer the following question: "What do you want/not want the Northeast Corner to look like in the future?"

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 five responses to the question by placing colored stickers on the summary list. The following is the final tally of the participants' top five responses.

#### **First Priority**

Save large trees/woodlands and wetlands

#### **Second Priority**

Adopt "open space" requirements for residential areas

#### **Third Priority**

Become part of the Rochester Hills or Avondale School District

#### **Fourth Priority**

Change current residential density requirement, lower density, and improve R-1 zoning

Fifth Priority

City acquire vacant/wetland types of lands

**What are the Master Plan's goals?**

After reviewing the results of the neighborhood visioning meeting, the Planning Commission formulated the following goals for the Northeast Corner Neighborhood Master Plan:

First Goal

"Preserve open space and natural features by lowering allowable densities, adopting open space zoning regulations and setting aside sensitive natural lands as permanent conservation areas."

Second Goal

"Encourage additional residential development and vary densities so as to offer a range of housing options, while prohibiting further commercial and industrial development within existing residential areas."

Third Goal

"Explore, with the next update of the 1999 Recreation and Pathway Master Plans, the possibility of adding additional recreational facilities, such as bike paths, pocket parks, a golf course and cross country ski."

Fourth Goal

"Pursue needed public and private traffic improvements to accommodate the additional residential development."

Fifth Goal

"Explore additional streetscape improvements along public roads in the area to improve community character."

(Note: The issue of amending the school district boundary from Pontiac to another district was discussed at length during the planning process. The City provided information on the process of amending school district boundary, but left this issue to individual property owners to pursue.)

**What does the Northeast Corner Master Plan Map represent?**

The attached Northeast Corner Neighborhood Master Plan Map shows the following planned land use and road classifications for the neighborhood study area.

**Planned Land Use Classification**

Single Family Residential

(2.0 units per gross acre - Traditional Development)

2.5 units per gross acre - Open Space Development)

The City wishes to encourage new residential projects to preserve open space and be consistent with the gross density found in the Hawthorn Forest Subdivision (1.49), Heritage in the Hills Site Condominiums (1.82), and Glen Arbors Condominiums (2.56). These developments have been developed around woodlands, wetlands, and open spaces consistent with the character of the Northeast Corner neighborhood.

For those developers who wish to develop traditional or conventional residential developments such as the Thornhill Subdivision or Shimmons Woodgrove Subdivision, the City would desire to have these projects be developed with larger lots. While the exact lot size will be determined during the Zoning Ordinance amendment process, this plan recommends a density of two units per gross acre.

Amendments to the Zoning Ordinance will be necessary to lower density requirements and create open space development standards. These amendments are expected to be finalized within three to five months after the adoption of the plan.

Single-Family Residential Transitional

An area on the plan was identified as single-family transitional due to its unique relationship of being a transitional area between the Beacon Hill and Knollwood Place Apartments to the south, Courtyard Manor and Meadow of Auburn Hills Senior Housing projects to west, and low density detached single family homes to the north. The City wishes to encourage the property to be developed as owner occupied homes with open spaces. Attached housing styles may be warranted for sound development of the area.

Single-Family Residential

These areas represent existing single-family residential developments in the Walton Heights Manor Subdivision and the proposed Meadowbrook Grove Condominiums. The Will Rogers Elementary school is also under this land use designation.

Multi-Family Residential

These areas mostly represent existing multi-family developments such as Beacon Hill Apartments, Knollwood Place Apartments, Courtyard Manor (Senior Housing), Meadow of Auburn Hills (Senior Housing), Auburn Hills Apartments, Oakland Square Co-ops, Meadowbrook Villas Condominiums, Meadowbrook Village Apartments, Townhomes of Meadowbrook, and Lake in the Hills Mobile Home Park.

Non-Residential

These areas represent existing commercial developments along Walton Boulevard and existing industrial developments along M-24.

Non-Residential Transitional

This designation has been placed on the east portion of the "Fons Landfill" which is located west of Bald Mountain Road, south of Dutton Road. Understanding that the property is unsuitable for residential development, the Planning Commission placed this land use designation to encourage high tech/office types of developments which would be sensitive to the adjacent residential areas to the south and east. No direct vehicular access will be permitted to Bald Mountain Road.

Wet and Low Areas

Wetlands and low areas are shown on the map as a warning that some areas may have environmental constraints. These wet areas are not precisely shown and final boundaries will require field analysis and determination.

**Planned Road Classifications**

Two amendments to the 1995 City of Auburn Hills Thoroughfare Plan are recommended: (1) Eliminate the connection between Dexter and Bald Mountain from the plan due to extensive wetlands between the two roads; (2) Plan for Dutton Road to be constructed as a boulevard at build-out, therefore the planned right-of-way (R.O.W.) has been increased from 120 feet to 180 feet. This improvement will require coordination with the Road Commission for Oakland County and Orion Charter Township.

"Major Thoroughfares" and "Thoroughfares" (R.O.W. anticipated between 100 feet and 204 feet) planned in the Northeast Corner are Lapeer Road, Dutton Road, and Walton Boulevard. "Major Collectors" in the study area are Squirrel Road and Dexter Road. All other roads are collectors and local residential streets.

Mr. Beckett opened the public hearing at 7:50 p.m. and requested all comments and questions be directed to the Planning Commission Chair.

**Mr. Rick Vallani**, 2706 Genes, questioned if Walton Boulevard would be widened between Squirrel and Opdyke Roads and if the school districts would be changed. Mr. Beckett replied the process for school redistricting was presented at a work study meeting. Mr. Beckett indicated the information is available for any resident by contacting Ms. Miller, the Economic Development Director. Mr. Ross explained the previous congressman initiated the Walton Boulevard widening. Currently he (Mr. Ross), has been working with the County, MDOT, and Representative Kildee's office to find the funding for continuing the widening of Walton Boulevard. Mr. Ross noted funds are currently available for design work and to purchase right-of-ways, however the actual construction won't have funding available for 5 or so years.

**Mr. Joe Kummer**, 4120 Blue Heron Drive, questioned what the width of N. Squirrel Road would be once it's paved. Mr. Ross replied the initial paving would be two lanes and 27 feet wide and future plans include four lanes of traffic and 120 feet wide. Answering Mr. Kummer, Mr. Beckett affirmed two units per acre could be two single housing units on an acre or two attached units.

**Ms. Patty Boland**, 4226 Arcadia Drive, inquired about the extension of Dutton Road to M-24, as well as the paving of Dutton Road west of Squirrel Road. Mr. McBroom explained the master plan does propose a future extension of Dutton Road to Lapeer Road (M-24) and he wasn't sure of the time frame for the paving of Dutton Road, which is under the jurisdiction of Oakland County Road Commission.

**Mr. Larry Perkins**, 2751 E. Walton, questioned if funds aren't available for the paving and widening of Walton Boulevard, then why were the side streets and approaches paved. Mr. Ross explained Walton Boulevard is not a City street, it belongs to the Road Commission of Oakland County. Mr. Ross suggested the more calls from residents to the Road Commission of Oakland County and MDOT the more likely action may be taken.

**Mr. Benjamin Denno**, S. Shimmons Circle, questioned the accuracy of wetlands shown on the map. Mr. McBroom explained as noted on the map, that the wetlands are not precisely shown and final boundary determinations require field analysis and determination.

**Mr. Jim Thompson**, 3196 Shimmons Road, stated he is against the change in density. He indicated he has been trying to sell his property that has been rezoned from R-4 to R-1 and now 2 units per acre with no luck. Mr. Thompson questioned if developers have been given any tax incentives similar to those tax abatements given to industrial projects. Mr. Thompson stated he likes and appreciates what Mr. Cohen does, however he doesn't always agree with him. Mr. Thompson agreed with Mr. Cohen on what a great development Heritage Hills is, however the density of 1.82 units per acre includes all of the wetlands, which make the actual lots very small. Mr. Thompson suggested a good development should be allowed to proceed.

**Mr. Scott Burchfield**, 2104 Richwood, suggested instead of another golf course in the City that a recreational development be constructed including a pool and indoor soccer. Mr. Beckett explained the golf course was suggested at the initial visioning meeting and at this time there are no plans for a golf course. Mr. Burchfield requested definitions of the various residential zonings. Mr. Cohen explained the current density definitions as follows: R-1 district allows an 8,400 sq. ft. lot with 70 feet of frontage; R-2 district allows an 7,200 sq. ft. lot with 60 feet of frontage; R-3 district allows an 6,600 sq. ft. lot with 50 feet of frontage; and R-4 district allows an 6,000 sq. ft. lot with 50 feet of frontage.

**Mr. Wilson Garner**, 2644 N. Squirrel Road, requested that an answer be given to Mr. Thompson's remarks. Mr. Beckett explained the density shown for Heritage Hills is based on the overall acreage of the entire development, including the wetlands. Mr. McBroom indicated the benefit of clustered homes allows the developer to preserve sensitive natural areas on the site, which is why the entire property is included in the calculation to determine density. Ms. Marien commented that the City is in the process of phasing out tax abatements for new construction.

Replying to **Mr. John Spitzer**, 2997 Walton Boulevard, Mr. McBroom explained the Planning Commission did not include Tienken Road, because Tienken Road issues were determined by the City Council after a public hearing was held. Mr. McBroom reiterated what Mr. Ross had stated, that Walton Boulevard was

not a City owned street, but under the jurisdiction of the Oakland County Road Commission, and the City has lobbied the Road Commission, MDOT, and worked with other elected officials to have funds dedicated at the County and State levels to improve Walton Boulevard. Mr. Spitzer wasn't pleased with Mr. McBroom's reply and asked for further information. Mr. McBroom further explained that Walton Boulevard, east and west of Auburn Hills was not improved by the cities of Pontiac or Rochester Hills, but by the Road Commission. Concluding Mr. McBroom said the Road Commission has authority over the entire road and it is the Road Commission's responsibility to maintain that road. Expanding on the reply, Mr. Ross indicated it is a direct appropriation from congress and currently nobody is willing to take on the project. Mr. Ross informed Mr. Spitzer that input from residents is the most effective method to get things rolling.

**Mr. Larry Miran**, Heritage Hills, asked for the names of officials he could write to concerning Walton Boulevard. Mr. Ross suggested any resident interested in a list of official names and addresses should leave their name, address, or e-mail and the information would be sent to them. Mr. Miran suggested the list of contacts be included on the City's website, along with the Planning Commission minutes and presentations such as this evening's. Mr. McBroom stated the website is being worked on currently with hopes of being up and running within the next six months or so.

**Mr. Steve Demarais**, 3896 Bald Mountain Road, stated if school districts were changed the property in the northeast corner would significantly rise in price and could be easily sold. He asked if the City was working on school redistricting on behalf of the residents. City Attorney Beckerleg said there is little or no chance of getting the school districts changed regardless of the number of attempts. Mr. Beckerleg stated he has researched this item several times, and without the consent of the Pontiac school district the districts will not change. Mr. Beckett mentioned there are residential developments being constructed currently in the City that are within the Pontiac school districts, and the developers are sure the homes will be sold.

Mr. Thompson indicated he had read in the Oakland Press that meetings were being held in Lansing, asking for input on how to deal with the Pontiac School district. Mr. Thompson asked if any representatives from Auburn Hills were sent or if the City is so sure the districts can't be changed that no attempts would be made. Mr. Beckett stated a request must be initiated by the citizens of Auburn Hills, and mentioned there is a resident willing to work with a group of people in changing the school districts. Ms. Hurt-Mendyk briefly described the process and stated Pam Howard is the resident that is willing to help in this endeavor.

**Mr. Mike Green**, 3850 S. Shimmons Circle, explained he had worked with Ms. Howard on the school redistricting issue, however there is so much work to be done and not enough volunteers to do it.

**Ms. Diana Harms**, 4119 Blue Heron Drive, questioned the difference between single family residential, multiple and condominiums. Mr. McBroom explained generally multiple family refers to attached units. Mr. Schoonfield explained condominium refers to a form of ownership, not a building type or zoning classification. Ms. Harms questioned zoning terms she had gotten from the county. Mr. Ross explained those terms are for the purposes of taxes not zoning, and the zoning of this property allows for single family residential and duplex with special land use approval. Continuing, Mr. Ross said site condominiums are frequently used for the division of property in Michigan because the platting of property is a lengthy process, taking up to two or three years.

**Ms. Hanna Clampitt**, 3744 Tienken Road, thanked the Planning Commission for including the community in making the decisions and she supports the plan as presented. Mrs. Clampitt suggested if the Pontiac schools aren't in agreement with the redistricting of schools, then perhaps the residents should be more involved with trying to fix the wrongs in the Pontiac school system.

**Ms. Wendy Patton**, 3022 Carly, questioned the status of the YMCA and the recreation building. Mr. Marzolf explained the proposed site for the YMCA is along Walton Boulevard behind McDonald's, however Mr. Marzolf didn't know of a time frame for the start of construction. Mr. Marzolf indicated the City Council

is currently considering a new community center building. Mr. Ross explained he attended a meeting at which a presentation was made regarding the YMCA and the ground breaking will likely be spring of 2002.

**Mr. Bill Smith**, representing the owner at 3356 Bald Mountain Road, questioned what a "unit" as indicated on the proposed plan was. Mr. Beckett replied it would be a single family housing unit, and if two units were attached then it would be two single family units.

Mr. Beckett indicated there will be another public hearing inviting all residents once the zoning amendments have been proposed.

**Mr. Gerald Jackson**, 3402 Oxford West, asked if the new development on Squirrel Road, south of Dutton Road would conform to the proposed plan. Mr. McBroom indicated the project at the corner of Dutton and Squirrel Road has been approved at a density of 2.6 units per acre and another project to the south is 2.5 units per acres. Answering a resident, Mr. McBroom stated both subdivisions are located in the Pontiac school district.

A resident on Squirrel Road questioned how the subdivision next to him was part of the Rochester Hills school district. Mr. Beckett assured the resident school districts weren't changed, and that area has always been part of Rochester Hills school district. Mr. Beckerleg explained school districts don't necessarily have the same boundaries as communities.

**Mr. Gary Smith**, representing the owner at 3342 Bald Mountain Road, suggested that taking into account the light industrial along M-24, that the Fons landfill, complaints from resident about the Pontiac school system, and the high residential area of Genes, Edna Jane, James, the logical breaking line for light industrial would be Bald Mountain Road to Walton Boulevard. He felt this was the consensus of the residents who voiced opinions at this meeting. Mr. Beckett explained the residents indicated at previous work study sessions that they wanted the existing residential areas to remain that way.

**Ms. Helen Peters**, 3478 Shimmons Road, stated she was not in favor of Mr. Smith's suggestion of rezoning to light industrial.

Mr. Ross explained the majority of the property along the west side of Bald Mountain Road that is not owned by Fons Landfill is owned by the City for Hawk Woods Nature Preserve.

**Ms. Laura Ochs**, 4015 Bald Mountain Road, is opposed also to Mr. Smith's suggestion. Ms. Ochs commented how much she loves living in Auburn Hills with the deer in her back yard after moving from Warren. She wished the City could work with Mr. Thompson to help him and his situation. Ms. Ochs commended the Planning Commission for all of the work they have done on the northeast corner and appreciated them for working with the residents and getting answers to the many questions that were asked. She appreciates the fact that there will low density where she is living and she didn't recall any conversation about turning the northeast corner into an industrial area. She indicated the focus from the very beginning was the five top items listed in the plan and is very pleased with the outcome and thanked all who worked on the project.

Mr. Beckett noted all Planning Commissioner's are citizens of Auburn Hills and that the northeast plan is a collaboration of the City, Planning Commission, and citizens through a series of study sessions.

Mr. Demarais stated he would like to see the area remain residential, since school redistricting is possible and would benefit not only him, but the City as well in tax revenue. Mr. Demarais continued stating he does own five acres of property, and rezoning to light industrial would be monetarily beneficial to him. Ms. Hurt-Mendyka mentioned there are two new residential areas being constructed along Walton Boulevard, which are in the Pontiac school district and every home that has been built thus far has been sold for well over \$100,000. Mr. Demarais agreed, stating those people can also afford to send their children to private schools, which he cannot.

Mr. Schoonfield commented homes are being sold in Auburn Hills within the Pontiac school district, so there is a market for them.

**Ms. Marilyn Perhai**, 3206 Shimmons Road, mentioned they bought in Auburn Hills to enjoy the animals, trees, and surroundings, knowing they were in the Pontiac school district.

Mr. Garner felt the density of 2.5 units per acre was too low for his property, which backs up to the commercial property at Squirrel Road and Walton Boulevard. Mr. McBroom pointed out to Mr. Garner that his property is in the multi-family zoning.

**Mr. Jim Trotter**, 4470 N. Squirrel, stated he supported the plan as it was presented and would like to see it move forward.

**Mr. Wade Beyers**, 3720 Bald Mountain Road, commented when the road was paved a large culvert was removed and a smaller culvert replaced it, and now consequently his backyard gets flooded. Mr. McBroom suggested Mr. Beyers give him a call.

Mr. Kommer asked what the hold up was on the proposed development at Squirrel and Dutton Roads. Mr. McBroom explained it is being held up because an easement is needed to gain access to the City's sanitary sewer.

Since there were no further questions, Mr. Beckett closed the public hearing at 8:58 p.m.

Mr. Ross, on behalf of the City thanked Five Points Community Church for the use of their church. Mr. Ross commended the Planning Commission for their hard work and thanked them for a job well done. Mr. Ross explained in accordance with Michigan law the Planning Commission has the final say on land use planning, however amendments to the zoning ordinance must get approval from the City Council. Mr. Ross thanked all of the residents for their participation.

Mr. Beckett thanked all who participated in the work shops and all those who turned out for the public hearing.

**ANNOUNCEMENT OF NEXT MEETING** - Northeast Corner Neighborhood Master Plan - Adoption. Joint Meeting of City Council and Planning Commission, Monday, April 9, 2001 at 7:30 p.m. at the Auburn Hills Public Library (lower level).

There being no further business, the meeting was adjourned at 8:58 p.m.

Kathleen Novak  
Records Retention Clerk



**CITY OF AUBURN HILLS  
SPECIAL JOINT CITY COUNCIL/PLANNING COMMISSION MEETING**

**April 9, 2001**

**CALL TO ORDER:** Mayor McMillin called the Special Joint Planning Commission/City Council Meeting to order at 7:30 p.m. with the Pledge of Allegiance

**LOCATION:** Large Conference Room, Auburn Hills Public Library, 3400 E. Seyburn,  
Auburn Hills MI 48326

**ROLL CALL OF COUNCIL:** Present. Mayor McMillin, Mayor Pro Tem Cooper, Council Members  
Harvey-Edwards, Knight, McDonald, Pillsbury, Sendegas  
Absent. None

**ROLL CALL OF  
PLANNING COMMISSION:** Present. Chairperson Beckett, Commissioners Beidoun, Cooper,  
Hurt-Mendyka, Marien, McKissack, Ouellette, Schoonfield  
Absent. Spurlin

**Also Present.** City Manager Ross, Department of Public Works Director Culpepper, City  
Planner Cohen, Recreation Director Marzolf, City Engineer Westmoreland,  
Environmental Review Board Member Peters, TIFA Board Member Bennett,  
City Attorney Beckerleg  
15 Guests

**5. PERSONS WISHING TO BE HEARD - None**

**6. APPROVAL OF MASTER PLAN FOR THE NORTHEAST CORNER**

**6a. Resolution approving Master Plan for the Northeast Corner - Planning Commission**

Mr. Ross offered brief comments that the plan is the culmination of a process that began last July with a series of public meetings at which the Planning Commission worked with residents on priorities for the northeast area and developed a plan which reflected that input. He explained the northeast corner plan is ready for consideration as an amendment to the City's master land use plan, and that, traditionally, after adoption by the Planning Commission the City Council adopts a resolution of support.

Mr. Ross acknowledged Oakland Christian School and Five Points Church for the use of their facilities.

Mr. Cohen presented the proposed plan for the northeast corner and noted the City's current master land use plan breaks down the area into residential, nonresidential, developmental problem areas and public land. He then gave a brief overview of the eight month process of developing the northeast master plan, which included several public meetings to gain input from residents, and ultimately culminated in the development of the proposed northeast neighborhood master plan map which designates density for that section of the City. Mr. Cohen indicated the main difference between the current master plan and the proposed plan is that the Planning Commission has designated residential development in the northeast corner to be at two units per acre or 2.5 units per acre if open space is preserved in the development. He explained implementation of the plan will be done through amendments to the zoning ordinance. Pointing to an area between the major residential and nonresidential areas, Mr. Cohen noted the property will be considered a transitional area. He pointed out one change to the current nonresidential designations will be the Fons landfill, which will become a nonresidential transitional section. Mr. Cohen ended his presentation by stating the proposed northeast neighborhood master plan is the recommendation for future development of the northeast area.

Mr. McMillin called for comments from the Planning Commission. Mr. Beckett indicated the Commission is pleased with what has been accomplished, especially that it was done with input from the residents.

Mr. McMillin called for comments from City Council. Ms. Harvey-Edwards questioned the density requirements of the two lots being designated as transitional. Mr. Cohen explained density on those parcels will be at 3.2-3.5 units per acre, or, if developed as duplexes, up to 5 units per acre. He indicated the current developments to the south are 9-10 units per acre. Ms. Harvey-Edwards commented favorably on the proposed plan, and added that she would have liked to see the business area along the west side being more transitional. She remarked on the thought and effort that went into the project and commended the Planning Commission for translating the residents' wishes into the proposed plan.

Mr. Cohen confirmed for Mr. Knight the Fons landfill property could be developed as a Technology and Research use. Mr. Knight commented that the plan was well done.

Mr. McMillin called for comments from the audience. **Ms. Joann Dingle**, 3553 Shimmons Circle, questioned the possibility of traffic lights being installed on Squirrel Road. Mr. Culpepper advocated reliance on traffic studies in determining appropriate traffic calming methods. He encouraged residents to contact him with questions and concerns.

**Ms. Patti Boland**, 4226 Arcadia Drive, sought assurance that the City would not turn the entire northeast area over to industry because of its location in the Pontiac School District. She contended that there is a market for housing in that area because of the natural setting. Mrs. Cooper noted the Fons landfill site is being proposed as transitional zoning because the contamination on site makes cleanup for residential use unfeasible.

Ms. Harvey-Edwards requested a report on the pathway plan for the northeast area. Mr. Marzolf indicated that Tab #8 in the green Northeast Corner Neighborhood Master Plan book contains a map of the proposed amendment to the 1999 Pathway Plan. He noted an amendment is not due until 2004, but explained he has used the public meetings on the master plan to gain input for that amendment. Mr. Marzolf outlined the major pathway projects to be completed in the coming year, including the connection of the Squirrel Road pathway from south of Shimmons to Tienken and the continuation of the Squirrel Road pathway to Dutton, with a small gap due to wetlands. Other areas include pathways on both sides of the road along Dexter and Phillips, as well as by the school, and a connection north to the Hawk Woods Nature Center. Mr. Ross indicated there is some consideration in conjunction with a proposed development to build a pathway on Dutton from directly east of Hawthorne Forest to connect with the Rochester Hills pathway, although one section of the project would likely require a tri-party agreement with the Road Commission.

Mr. Knight questioned implementation of the plan, noting concerns that site plan requests could still be submitted under the current zoning. Mr. Cohen estimated having the appropriate zoning changes ready for consideration by City Council by late June or early July. Mr. Knight, Ms. Harvey-Edwards and Mr. McMillin voiced concern that three months is too long, citing Mr. Beckerleg's opinion that until the changes to the zoning ordinance have been approved the City Council would have to honor the old zoning densities.

Responding to a comment from Mr. McDonald, Mr. Beckerleg advised a moratorium is subject to legal challenge and recommended it being used only as a last resort. He felt the ordinance amending process could be expedited. Ms. Harvey-Edwards commented that that process occasionally gets bogged down at the attorney's office. Mr. Beckerleg said he doesn't anticipate implementation being a complex procedure. Responding to a comment from Mr. Beckerleg, Mr. Pillsbury maintained that developers will line up to build in the northeast area. Mr. Ross indicated a number of things can be done to expedite the process and at staff level developers can be encouraged to comply with the new plan.

Mr. Ouellette suggested adopting a resolution as to the City's intent for that area as an interim measure. Mr. Beckerleg indicated the adoption of the plan has that effect, but it is only a policy statement that does not have the force of law.

**Ms. Vera Thompson**, 3196 Shimmons Road, registered dissatisfaction with the City's position on the density changes for her property, contending that the process is delaying the sale of her 12 acres. Ms. Harvey-Edwards voiced understanding of Ms. Thompson's position, and assured her the study did not single out her property but considered the entire northeast area.

Responding to a request from Council to expand on Ms. Thompson's statement as to problems developing her property because of the development to the south, Mr. Ross explained drainage goes south into the apartment complex. The developer wants to connect to the apartment complex's private storm sewer, but a study commissioned by the owner of the complex shows the sewer will not handle the extra flow. According to Mr. Ross the owner of the apartment complex will not grant an easement until the sewer issue is addressed so that the integrity of the property is protected.

Mr. Pillsbury commented that in fairness to his neighbors, the Thompson's, he did not speak in favor of or against the plan. He indicated he was not happy with the 53 unit development behind the Thompson's. Mr. Pillsbury also expressed his preference for density of one unit per acre, but noted he is happy with 2-2.5 units per acre. He noted his concern is with the entire northeast area. **Mr. Jim Thompson**, 3196 Shimmons Road, pointed out to Mr. Pillsbury the development on Tienken Road is the same R-4 zoning the Thompson's preferred on Shimmons. Mr. Pillsbury remarked he was not happy about the Tienken Road development.

**Mr. Steve Demarais**, 3896 Bald Mountain, questioned the type of study conducted for the Tienken/Squirrel Road area where subdivisions are being built, and commented that there is no open space there. Mr. Cohen explained the Planning Commission, when deciding on the appropriate density for the northeast area, considered densities of current developments: Heritage in the Hills is 1.8 units per gross acre, with open space; Glen Arbors, which is preserving half of their property, is 2.6 units per gross acre; Thornhill, a conventional subdivision, is 2.6 units per acre; and Hawthorne Forest is 1.5 units per gross acre with preserved wetland. Mr. Cohen explained the proposed plan offers an incentive of an additional .5 units per acre for preserving open space.

Ms. Hurt-Mendyka moved to adopt the resolution adopting the Northeast Corner Neighborhood Master Plan as follows:

*Whereas the Auburn Hills Planning Commission has diligently pursued the development of a new Master Plan for the Northeast Corner for the City of Auburn Hills; and*

*Whereas on March 1, 2001 a duly constituted public hearing was held at which a quorum of the Auburn Hills Planning Commission was present, and at which hearing public comments pertaining to the proposed Northeast Corner Neighborhood Master Plan were heard in accordance with Act 285 of The Public Acts of 1931, as amended.*

*Now therefore, it is resolved that the contents of this document together with all maps attached to and contained herein, are hereby adopted by the Planning Commission as formal amendments to the Generalized Long Range Master Land Use Plan, and said plan shall be called the **NORTHEAST CORNER NEIGHBORHOOD MASTER PLAN** for the City of Auburn Hills, Oakland County, Michigan.*

Supported by Mr. Schoonfield.

**VOTE** Yes: Beckett, Bedoun, Cooper, Hurt-Mendyka, Marien, McKissack, Ouellette,  
Schoonfield  
No: None

**Motion Carried (8-0)**

**6b. Resolution of support approving Master Plan for the Northeast Corner - City Council**

Mr. McDonald moved to adopt the resolution in support of the Northeast Corner Neighborhood Master Plan as presented by the Planning Commission, as follows:

*Whereas, the Auburn Hills Planning Commission has diligently pursued the development of a new Master Plan for the Northeast Corner for the City of Auburn Hills; and*

*Whereas, on March 1, 2001 a duly constituted public hearing was held at which a quorum of the Auburn Hills Planning Commission was present, and at which hearing public comments pertaining to the proposed Northeast Corner Neighborhood Master Plan were heard in accordance with Act 285 of The Public Acts of 1931, as amended; and*

Whereas, the contents of this document together with all maps attached to and contained herein, are hereby adopted by the Planning Commission as formal amendments to the Generalized Long Range Master Land Use Plan, and said plan shall be called the **NORTHEAST CORNER NEIGHBORHOOD MASTER PLAN** for the City of Auburn Hills, Oakland County, Michigan.

Now therefore, it is resolved that the Auburn Hills City Council supports the **NORTHEAST CORNER NEIGHBORHOOD MASTER PLAN** as presented by the Auburn Hills Planning Commission; and

Be it further ordered that an attested copy of the **NORTHEAST CORNER NEIGHBORHOOD MASTER PLAN** be registered with the Oakland County Register of Deeds.

Supported by Mr. Knight.

Mr. Ross confirmed for Ms. Harvey-Edwards the green book is the "document together with all maps" referred to in the Planning Commission's resolution.

Mr. Pillsbury thanked the Planning Commission and the residents of Auburn Hills for the work done in producing the plan.

Mrs. Cooper thanked Mr. Cohen, stating the plan could not have been done without his support. Mr. Cohen received a round of applause from the City Council, the Planning Commission and the audience.

Mr. Knight noted the discussion regarding implementation of the plan is on record. Mr. McMillin requested an update on implementation at the first City Council meeting in May.

**VOTE:**            Yes:    Cooper, Harvey-Edwards, Knight, McDonald, McMillin, Pillsbury, Sendegas  
                      No:    None

**Motion carried (7-0)**

## **7. DISCUSSION FOR FUTURE PLANNING PROJECTS**

The following comments and suggestions were made concerning possible future planning projects:

Mr. Ross: The Opdyke corridor, in terms of redevelopment and preservation issues.

Mr. Ross: The neighborhoods in the northwest portion of the City. He indicated interest has been expressed for a site condominium development in that area.

Mr. Ross: Older neighborhoods, such as Bloomfield Orchards, to address neighborhood preservation in order to maintain viable neighborhoods, with one component being connection to the recreation trail.

Mr. Knight: The Auburn Manor subdivision, to discourage lot splits so that the integrity of lot size is maintained.

Mr. Ross: In conjunction with Mr. Knight's maintenance of lot size request, consideration of footprint size to avoid the "Birmingham effect".

Ms. Harvey-Edwards: The Phillips/James/Edna Jane area, in terms of preservation and revitalization.

Ms. Hurt-Mendyka: Zoning changes to reflect current minimum lot size.

Responding to Mr. Ouellette's request for elaboration on Mr. Knight's comments, Mr. Knight explained the City Attorney has said lot divisions can not be denied on the basis of the split not meeting the character of the surrounding area. Mr. Beckerleg confirmed that if a land division request meets the requirements of the City's zoning ordinance the City Council can not deny it. He concurred that increasing the area requirements of the zoning ordinance to mirror what currently exists in terms of lot sizes could limit the

number of lot splits. Mr. Beckerleg advised the City does not have much discretion to differ in its land division ordinance from state law.

Mr. Ross: Suggested possibility of overlay zoning, but expressed concern that changing R-1 density could put some areas in noncompliance.

Mr. McMillin: Resident input on a zoning change for the property occupied by the shopping center at Opdyke and Hempstead in order to entice another use such as office.

Mr. Pillsbury, Mr. McDonald and Mr. Beckett: The northwest corner to avoid it becoming similar to the southeast corner.

Ms. Hurt-Mendyka: A determination of the density characteristics of every subdivision in Auburn Hills and institution of overlay zoning to restrict each area to what is currently consistent with the neighborhood.

Mrs. Cooper: The Opdyke corridor from South Blvd. to Brown Road to avoid an undesirable section such as Dixie Highway and to insure development compatible with the residential/commercial mix. She noted Opdyke is an entrance to Auburn Hills and will be developing rapidly. Mr. Ross noted a contributing factor will be the Lions leaving the Silverdome.

Mr. Ouellette: Flooding due to drainage, particularly from the Galloway Creek drain. Suggested an ordinance addressing conservation easements and development rights. He noted funding is available through the State for purchasing conservation easements. Mr. Beckerleg advocated caution in the approach when requiring land owners to dedicate land to public use.

Mr. Beckett expressed appreciation for the input and the reasons behind the suggestions. He stated the Planning Commission will endeavor to choose the right project and move forward.

There was some discussion as to when the decision on the next project would be made, with the understanding that implementing the zoning ordinance amendments is the first priority. Mr. Cohen noted the June study meeting will be a training session with, hopefully, the City Council, Environmental Review Board and the Zoning Board of Appeals involved. Discussion of whether or not to schedule a study meeting in July ensued.

Mr. Ross commended the Planning Commission for their time and work and expressed appreciation for a public body which is interested in working with the community on planning. Mr. Ross also praised Mr. Cohen and Mr. McBroom for the outstanding job they have done, and complimented the residents of the neighborhoods who attended meetings and offered input and worked with the Planning Commission and City staff to reach a consensus. Mr. Ross announced his intention to propose the Northeast Corner Neighborhood Master Plan for awards.

Mr. McMillin added his thanks to the Planning Commission for including community input in the process, commenting that the process bodes well for Auburn Hills.

## **8. ADJOURNMENT**

Mr. Pillsbury moved to adjourn the City Council meeting.  
Supported by Mrs. Cooper.

Mr. Schoonfield moved to adjourn the Planning Commission meeting.  
Supported by Mr. McKissack.

There being no objections, the City Council and Planning Commission meetings were adjourned at 8:57 p.m.

Helen R. Venos, City Clerk  
J. Cherilynn Tallman, Deputy Clerk