

AGENDA



Planning Commission

Wednesday, November 13, 2024 ❖ 7:00 p.m.

LOCATION: Council Chamber
1827 N. Squirrel Road ❖ Auburn Hills, MI

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

1. MEETING CALLED TO ORDER

2. ROLL CALL OF PLANNING COMMISSION

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

4. APPROVAL OF MINUTES – September 11, 2024

5. PETITIONERS

- 5a. 3300 University Drive – Wescast Industries, Inc.
Public Hearing / Motion - Recommendation to City Council for Special Land Use Permit approval for a Light Industrial Use within the T&R, Technology and Research District

6. UNFINISHED BUSINESS – None

7. NEW BUSINESS

- 7a. Architectural Design Policy Update
Motion – Recommendation to City Council for approval of the revised City of Auburn Hills Architectural Design Policy

8. COMMUNICATIONS

- 8a. Y2025 Planning Commission Meeting Schedule
8b. Michigan Planning Conference Recap
8c. Development Project Construction Update

9. NEXT SCHEDULED MEETING – Wednesday, December 11, 2024 at 6:30 p.m. (Dinner at 6:00 p.m.) - Robert W. Grusnick Public Safety Building Community Room - 1899 N. Squirrel Road

10. ADJOURNMENT

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

IMPORTANT NOTICE TO PETITIONERS

Items will be presented to the City Council on **Monday, November 25, 2024**. It will be necessary for you to have a representative present to answer any questions from the City Council. **CITY COUNCIL WILL NOT ACT ON YOUR ITEM IF YOU OR YOUR REPRESENTATIVE ARE NOT PRESENT.**



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

September 11, 2024

CALL TO ORDER: Chairperson Ouellette called the meeting to order at 6:30 p.m.

ROLL CALL: Present: **Carolyn Shearer, Ray Saelens, Darlene MacMillan, Jack Ferguson, Cynthia Pavlich, Laura Ochs, Sam Beidoun, Greg Ouellette**

Absent: Dominick Tringali

Also Present: Director of Community Development Steve Cohen, Assistant to the Director of Community Development Devin Lang, City Engineer Hannah Driesenga (OHM), Director of Recreation and Senior Services Karen Adcock, Assistant Director of Recreation and Senior Services Pauline Beckett, and Mayor Brian Marzolf.

Guests: 3

LOCATION: Robert W Grusnick Public Safety Building, 1899 N. Squirrel Road, Auburn Hills, MI 48326

3. PERSONS WISHING TO BE HEARD – None.

4. APPROVAL OF MINUTES – July 31, 2024

Moved by Beidoun to approve the minutes of July 31, 2024.

Second by Ferguson.

VOTE: Yes: Beidoun, Ferguson, Shearer, MacMillan, Saelens, Ochs, Pavlich, Ouellette

No: None

Motion Carried (8-0)

5. PETITIONERS – None.

6. UNFINISHED BUSINESS – None.

7. NEW BUSINESS

7a. Workshop – Auburn Hills Green Infrastructure Plan Update

Facilitated by: Ryan Dividock, Supervisor – Planning, Zoning & Land Use, Planning and Local Business Development Division, Economic Development Department, Oakland County, Michigan

Following the introductions of those in attendance, Mr. Dividock gave a presentation outlining the following topics:

- Overview of the Oakland County Planning Office
- Overview of Green Infrastructure
- History of the Shiawassee & Huron Headwaters Project / Michigan Natural Features Inventory data
- Green Infrastructure Visioning (2009)

After the presentation, Mr. Dividock invited the Planning Commission and staff to participate in a hands-on activity with the following goals:

- Identify the Ecological Network
- Identify the Recreational Network
- Discuss Preservation Approaches that may be applied

Mr. Dividock, assisted by Mr. Cohen, led the Planning Commission and others in a hands-on mapping activity to identify habitat hubs, ecological landscape features, and riparian linkages within the City.



Oakland County will use the Planning Commission's input and marked-up map to update the 2009 Green Infrastructure Vision, making this tool available to the City. It will take several months before the project is brought back for further review and refinement.



8. COMMUNICATIONS – None.

9. NEXT SCHEDULED MEETING

The next scheduled meeting is on Wednesday, October 9, 2024, at 7:00 p.m. in the Auburn Hills Council Chambers.

10. ADJOURNMENT

There being no further business, Chairperson Ouellette adjourned the meeting at 8:00 p.m.

Submitted by:

Devin Lang

Construction Coordinator / Assistant to the Community Development Director



CITY OF AUBURN HILLS

PLANNING COMMISSION AGENDA

MEETING DATE: NOVEMBER 13, 2024

AGENDA ITEM NO 5a.

COMMUNITY DEVELOPMENT

To: Chairperson Greg Ouellette and the Planning Commission
From: Steven J. Cohen, AICP, Director of Community Development
Submitted: November 1, 2024
Subject: Wescast Industries, Inc.
Public Hearing / Motion – Recommendation to City Council for Approval of Special Land Use Permit

INTRODUCTION AND HISTORY

This is a Special Land Use Permit request from Wescast Industries, Inc. (Wescast) to conduct a light industrial activity, in addition to administrative functions, at the vacant building located at 3300 University Drive. The building is the former home of GKN Automotive and is 127,655 square feet in size. The property is situated at the southwest corner of University Drive and Seyburn Drive, just west of the Auburn Hills Civic Center Campus. The site is zoned T&R, Technology and Research District.

Wescast obtained a similar Special Land Use Permit from the City Council on November 27, 2017, for this location, but did not move forward at that time. That previously approved permit has since expired.

Wescast has advised the City that they are now ready to invest in and occupy the building, which has been vacant since 2015. **The company has agreed to comply with the terms of the Special Land Use Permit previously approved by the City Council on November 27, 2017, with two minor updates/revisions:**

- 1. Expansion of Production and Storage Area.** A slightly larger production and storage area is requested within the building's high-bay area, increasing its use from 38,098 to 46,398 square feet.
- 2. Multi-Tenant Use of Office Area.** The original application proposed Wescast as the building's only tenant. However, they now wish to lease some office space to other third-party tenants due to the lack of need for the entirety of the 81,257 square feet of office/R&D space available.



Photos of the building 3300 University Drive

Wescast is a subsidiary of the Chinese-based Bohong Group. The company is a leading global supplier of engineered exhaust and turbocharger system components for the automotive industry. They plan to start the project in the First Quarter of Y2025 and be fully operational, including both the industrial and administrative functions, by the Fourth Quarter of Y2025. The investment is estimated at \$11.9 million.

KEY ISSUES

1. Light Industrial Activity

The preamble of the T&R zoning district states, in part, that the district is “designed to provide for the coordinated development and complementary research, office, applied technology, and light industrial uses in a planned complex which offers a full range of support facilities and services including hotels, recreation, and multiple family housing.”

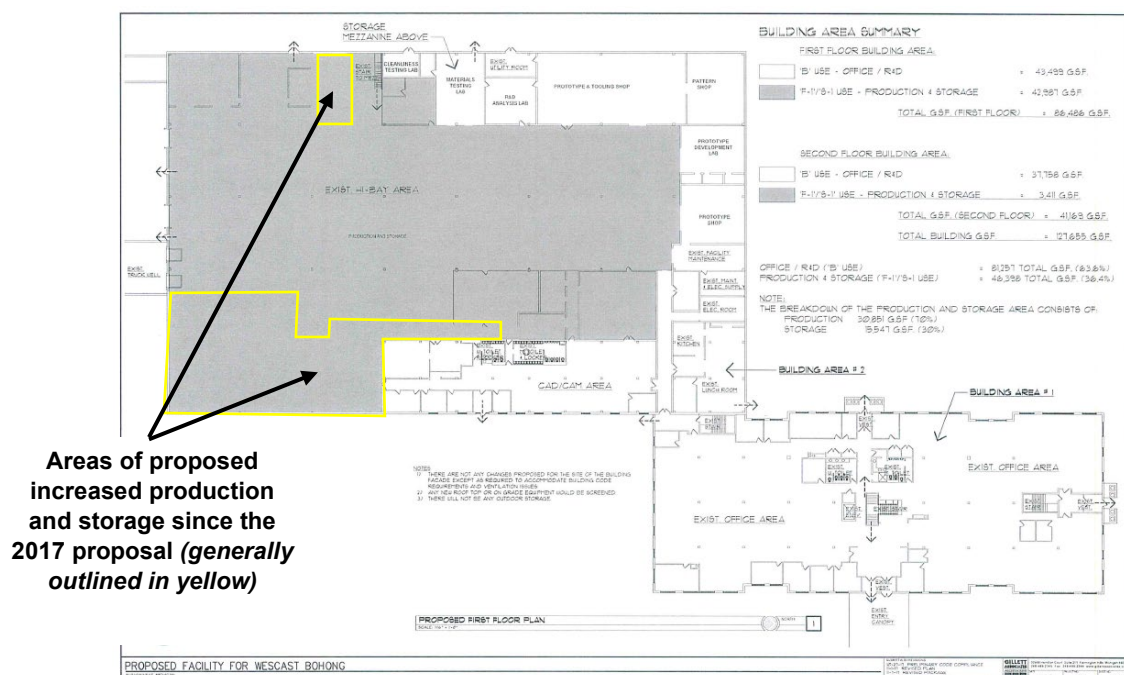
The Zoning Ordinance allows light industrial activity (e.g., production manufacturing and associated material storage) to occur in the T&R district via a Special Land Use Permit. Companies such as US Farathane, Visioneering, Hirotec America, and INCOE have obtained similar permits from the City Council in the past. Wescast has indicated that the manufacturing proposed within the building will involve relocating key production programs from its Sterling Heights facility.

The light industrial activity will be in the 3300 University building’s high bay area, shown in the adjacent photo. The 46,398-square-foot floor space will be an accessory component of their operations, constituting only 36.4% of the building’s overall floor space of 127,655 square feet.



Photo of the high bay area at the 3300 University Drive building where Wescast requests to operate the industrial activity (2017 photo)

Wescast has agreed to limit its light industrial activity (i.e., production and associated material storage) within the building to the area depicted in the floor plan, shown in gray in the diagram below.



Proposed floor plan: limits of the industrial activity shaded in gray

KEY ISSUES**1. Light Industrial Activity (cont.)**

The photos below show the type of Computer Numerical Control (CNC) machines and material storage proposed for the high-bay area at 3300 University Drive.

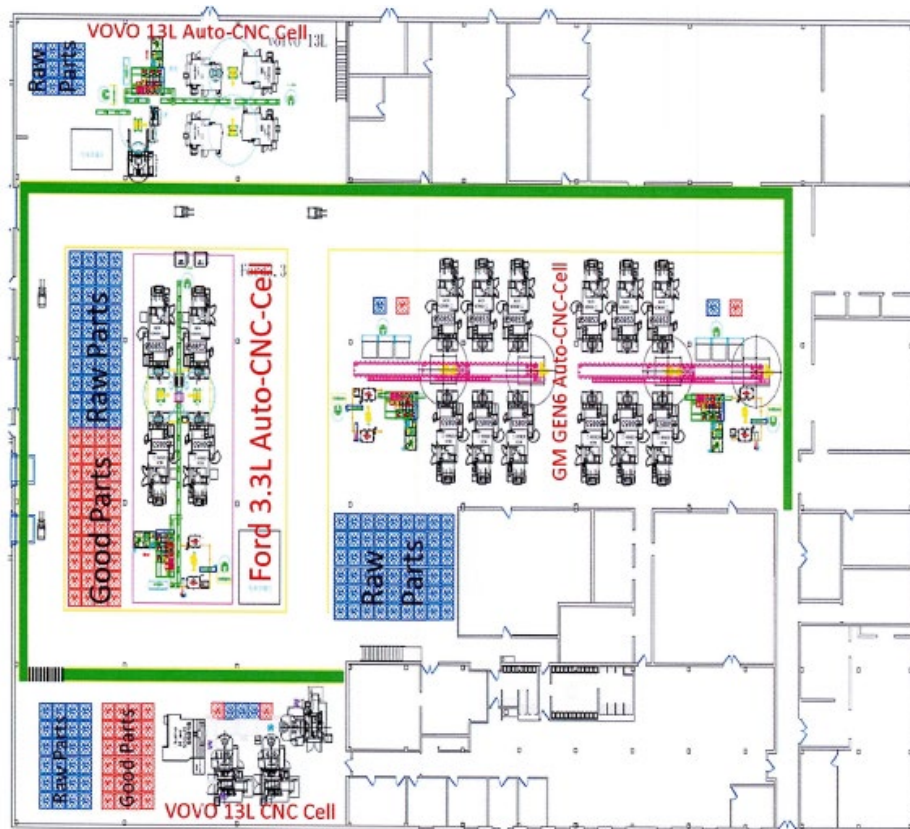


CNC milling / grinding machines



Storage containers for parts

Due to the loud noise associated with industrial machinery, Wecast may only have its overhead doors open when loading/unloading. The company knows the potential noise nuisance concern and has agreed to keep the doors shut. The high-bay area at the 3300 University Drive building is air-conditioned, so there will be no need to leave the doors open for ventilation.



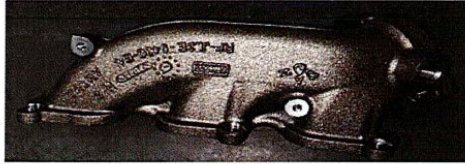
Preliminary floor plan layout for the industrial / high bay area for Volvo and Ford programs, along with space growth for anticipated GM program

KEY ISSUES

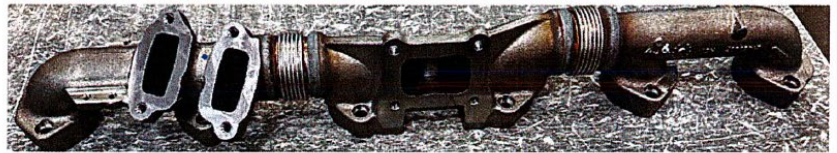
1. Light Industrial Activity (cont.)

The facility's core manufacturing activities will involve CNC Machining automotive parts from sourced castings, as well as limited prototype builds to support customer programs.

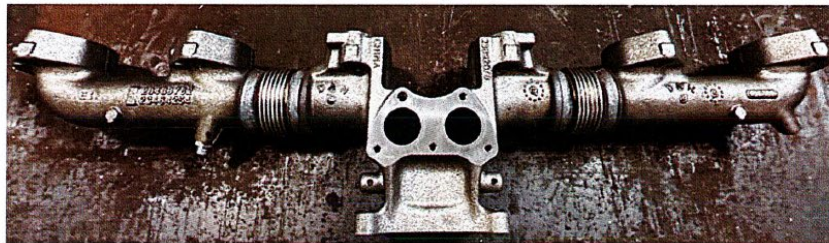
FORD 3.3L JL3E-9430-EA



VOLVO 13L TC EU P3227



VOVLO 13L US 10



Typical products to be created at the building by Wescast

2. Truck Traffic

Wescast has agreed to honor its 2017 commitment and limit its operations to six trucks per day. To facilitate the movement of exiting semi-trucks headed westbound toward I-75, Wescast will add a small concrete truck apron to the median on University Drive, across from the Robert W. Grusnick Public Safety Building's Fire Truck exit.



Diagram created by OHM showing the required improvements to the University Drive median

KEY ISSUES

3. Future Seyburn Drive Upgrade

The asphalt portion of Seyburn Drive was built to support traffic conducive to a corporate office facility and not for semi-truck traffic associated with manufacturing. Thus, the section of roadway was constructed with four to five inches of asphalt pavement, not the City standard of nine inches of asphalt pavement typically required for an industrial road. The road is in acceptable condition today.

Wecast has agreed to honor their 2017 commitment to reimburse the City when Seyburn Drive deteriorates (area shaded in red in adjacent aerial photo) to a point where the City defines as in need of replacement or modification. Wecast will reimburse the City for the costs of making the necessary improvements to the roadway with the scope, nature, and specifications as defined by the City.



Photo of the asphalt section of Seyburn Drive (looking north)



Diagram showing the asphalt section of Seyburn Drive (shaded in red)

STAFF RECOMMENDATION

Please be advised that this project has been reviewed by the City's Administrative Review Team and has received a recommendation for approval.

We recommend conditional approval of the Special Land Use Permit request to allow a light industrial use within the T&R, Technology and Research District and offer the following discretionary findings of fact:

1. The location of the use will not negatively impact adjacent areas, which include non-residential zoned property to the west and the residentially zoned Auburn Hills Civic Center Campus, located to the east and south.
2. The land will be used in accordance with its immediate character, which is planned and zoned for non-residential development.
3. The requirements of Section 1818 in the City's Zoning Ordinance will be met.
4. The use will promote the purpose and intent of the City's Zoning Ordinance.
5. The use will be consistent with the health, safety, and general welfare of the City of Auburn Hills and the purpose and intent of the City's Zoning Ordinance.

STAFF RECOMMENDATION**Conditions:**

1. To mitigate potential land use conflicts associated with the company's proposed light industrial activity with the Auburn Hills Civic Center Campus, Wescast agrees, without limitation, to each of the conditions listed below.
 - A. The location of the proposed production area within the building will be as depicted, and limited to the area, as shown in the approved drawings.
 - B. Truck traffic will be limited to no more than six trucks per day, five days per week.
 - C. Normal business hours will be Monday through Friday, from 8:00 a.m. to 5:00 p.m. The production space will have night-time shifts as well (24 hours, five days per week), but this operation will entail no loading and unloading of trucks with only a small number of employees present in the building. Loading and unloading shall only take place between 9:00 a.m. and 4:00 p.m.
 - D. Wescast will install and construct improvements to the University Drive median at its own cost, as shown in the diagram provided by the City's consulting engineer.
 - E. Wescast agrees that the existing asphalt portion of Seyburn Drive is currently constructed to accommodate lightweight vehicle traffic and not currently constructed for heavier semi-truck traffic. Wescast agrees that when Seyburn Drive deteriorates to a point where the City defines it as no longer functional and in need of replacement or modification, Wescast will reimburse the City the costs to make the necessary improvements to the roadway with the scope, nature, specifications as defined by the City's consulting engineer.
 - F. All truck traffic will exit the property by turning left onto Seyburn Drive and then onto University Drive, as indicated by signage to be added to the property. No truck traffic will be permitted on Seyburn Drive within the Auburn Hills Civic Center Campus.
 - G. There will be no outside storage of vehicles or materials on the property.
 - H. The building's sprinkler system will be upgraded, at Wescast's cost, to accommodate the property's approved uses in a manner consistent with all applicable Building and Fire Codes.
 - I. Due to concerns about loud noises emanating from the production machinery, Wescast will keep the building's loading bay doors shut to mitigate any potential nuisances, except such doors may remain open when loading and unloading.

RECOMMENDED ACTION

Move to recommend to City Council approval of the Special Land Use Permit for 3300 University Drive - Wescast Industries, Inc., subject to the conditions of the City's Administrative Review Team. The conditions of approval will be memorialized in an update to the Development Agreement between Wescast and the City, which will be drafted by the City Attorney and recorded with the Oakland County Register of Deeds. The update to the Development Agreement shall be executed before the company's Building Permit for this project is issued.



Development Application



Project Name: 3300 University Drive

General Project Location: 3300 University Drive

Parcel Size: 16.49 acres Zoning: _____

Sidwell Number(s): 14-13-300-006

Project Description: Light industrial and R&D use

Building Size (sq. ft.): 127,655 square feet

City Use Only

Address: 3300 University

Date Received: 9/24/24

Fees Paid: \$1250.00

SP #: _____

SLU #(s): 240010

LD/LE/SUB #: _____

RZ #: _____

PUD #: _____

ZBA #: _____

Check requested review(s)

- | | |
|--|---|
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Tree Removal Permit | <input type="checkbox"/> Planned Unit Development - Step 1/Step 2/Combined |
| <input checked="" type="checkbox"/> Special Land Use Permit(s) <u>Light industrial use</u> | <input type="checkbox"/> Rezoning _____ to _____ |
| _____ | <input type="checkbox"/> ZBA Variance or Interpretation
(see supplemental application) |
| <input type="checkbox"/> Land Division | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Land Exchange | |

Applicant

Name: David Zhang Signature: [Signature]

Business Name and Address: Wecast Industries Inc 6300 18 1/2 Mile Road

City: Sterling Heights State: MI Zip Code: 48314 Phone Number: 519-357-3450

Fax Number: _____ Alt. Phone Number(s): _____

Property
Owner(s)

Name: Wecast Industries Inc Signature: [Signature]

Business Name and Address: 6300 18 1/2 Mile Road

City: Sterling Heights State: MI Zip Code: 48314 Phone Number: 519-357-3450

(Provide additional sheet if necessary for multiple property owners)

Please contact the City of Auburn Hills Community Development Department,
1827 N. Squirrel Road, Auburn Hills, MI 48326 / Phone: 248-364-6900 Fax: 248-364-6939
www.auburnhills.org



Planning Commission Public Notice

Meeting Date, Time, and Location:	Wednesday, November 13, 2024 at 7:00 p.m. City of Auburn Hills - City Council Chambers 1827 N. Squirrel Road, Auburn Hills, MI 48326
Project Name:	3300 University Drive – Wescast Industries, Inc.
General Property Location:	3300 University Drive Generally located at the southwest corner of University Drive and Seyburn Boulevard (Sidwell No. 14-13-300-006)
Applicant:	David Zhang, Wescast Industries, Inc. – 519-357-3450
Nature of the Request:	Recommendation to City Council for Special Land Use Permit approval for a Light Industrial Use within the T&R, Technology and Research District.
City Staff Contact:	Steven J. Cohen, AICP Director of Community Development - 248-364-6900

Notice will be sent via U.S. Mail to properties within 1,000 feet of the site. The proposed application can be inspected before the meeting at the Community Development Department, located on the municipal campus at 1827 N. Squirrel Road, Auburn Hills, MI 48326, during regular City business hours.

Persons wishing to express their views may do so in person at the meeting or in writing addressed to the Planning Commission c/o Steven J. Cohen, AICP, Director of Community Development, at the above address.

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



LOCATION MAP



September 24, 2024

City of Auburn Hills Planning Department
1827 N. Squirrel Road
Auburn Hills, MI 48326

Subject: Request for Zoning Change Approval – 3300 University Drive

Dear Planning Department Officials,

Wescast Industries Inc. ("Wescast") respectfully submits this application for a Special Land Use Permit for our property located at 3300 University Drive (the "Property"). This proposal outlines our intention to conduct light industrial activities, alongside our offices and technology center, within the currently vacant building at this location.

Introduction

Wescast is seeking approval for a special land use permit to establish our North American headquarters, research and development center, and advanced manufacturing unit at 3300 University Drive. The property, situated at the southwest corner of University Drive and Seyburn Drive, is zoned as light industrial technology and research (T&R) and is classified as industrial for property tax purposes.



Figure 1: Birds view of the property at 3300 University Drive

About Wescast



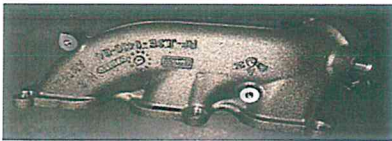
Wescast Industries Inc., a subsidiary of Bohong Group, is a leading global supplier of engineered exhaust and turbocharger system components for the automotive industry. Our operations span across North America, with facilities in Wingham and Stratford, Ontario, and Sterling Heights, Michigan.

Planned Property Uses and Improvements

Our planned utilization of the property includes the relocation of key programs from our Sterling Heights facility, focusing on the development of integrated automation technologies. These advancements are crucial for maintaining our competitive edge in the automotive sector.

The core manufacturing activities at the facility will involve CNC machining of auto parts from sourced castings and limited prototype builds to support customer programs. The typical products include:

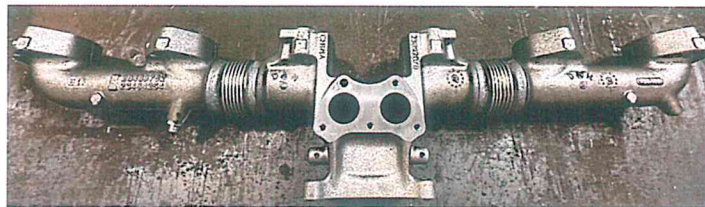
FORD 3.3L JL3E-9430-EA



VOLVO 13L TC EU P3227



VOVLO 13L US 10



We anticipate that the on-site production will result in a manageable increase in truck traffic, which will be scheduled during normal working hours to minimize disruption.

Investment Summary

We project an investment of approximately \$11,980,000 in this project, covering manufacturing automation lines, exterior and interior improvements, and the construction of a small concrete truck apron on University Drive. Our initial investment plan is detailed as follows:

Program Name	Items	Equipment	Amount
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FORD 3.3L	Auto-CNC Cell	4 CNC	\$4,420,000.00
VOLVO 13L New	Auto-CNC Cell	4 CNC	\$2,260,000.00
VOLVO 13L Old	CNC-Cell	4 CNC	\$2,100,000.00
Utility System	Water, electricity, gas	1 System	\$1,700,000.00
Building	Interior and exterior improvements	1	\$1,500,000.00
Total			\$11,980,000.00

To provide a clear understanding of the planned industrial activities, we have included photos of the CNC machines, along with the layout of the packaging and storage areas. These visuals demonstrate how the space will be utilized efficiently while maintaining a safe and organized environment.

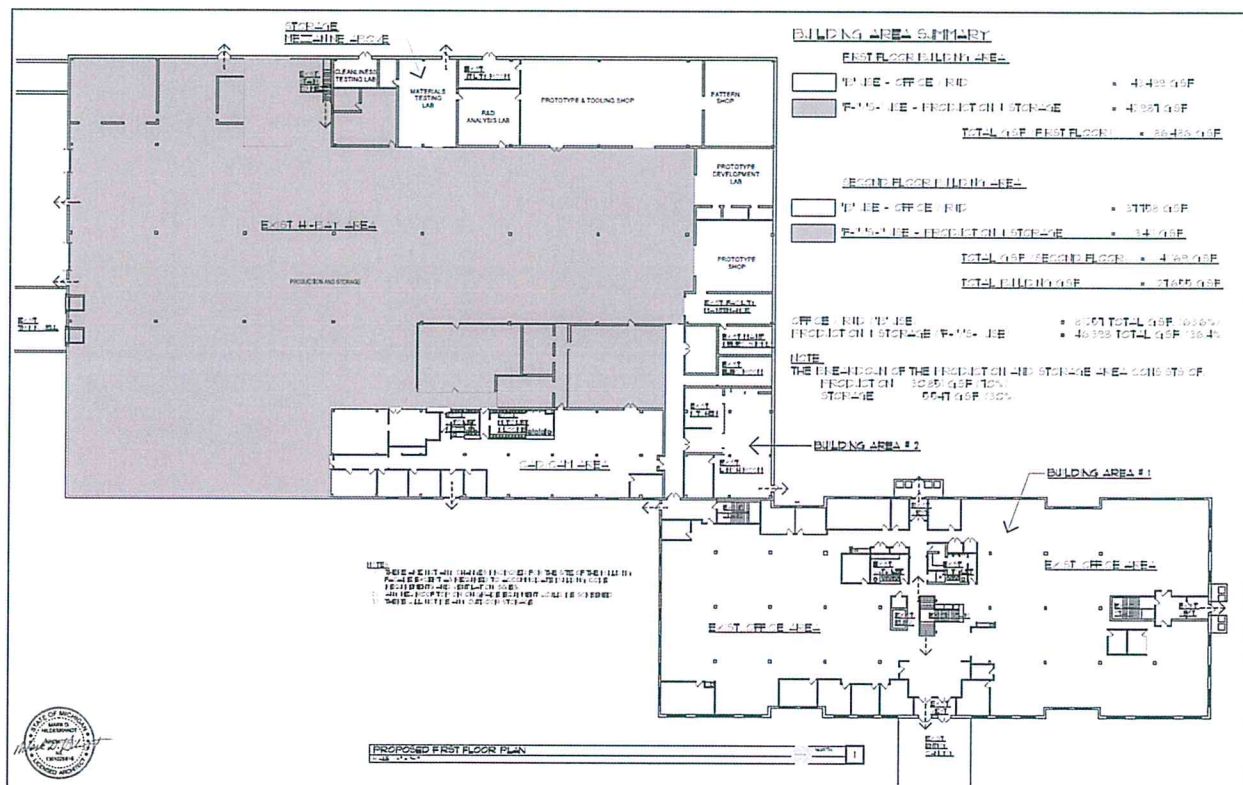


Figure 2: Floor plan of the manufacturing space

CNC Machines in Operation



Figure 3: CNC machines similar to those planned for installation at the 3300 University Drive facility.

Material Storage



Figure 4: Efficient use of space for material handling and inventory management.

Estimated Project Timeline

Our proposed timeline for this project is as follows:

- Q1 2025: Begin interior and exterior renovations, including the installation of manufacturing automation lines and office area improvements.
- Q2 2025: Complete renovations and commence installation of CNC equipment.
- Q3 2025: Initiate trial runs of production lines.

- Q4 2025: Full operational launch, including both industrial and administrative functions.

This timeline is designed to ensure a smooth transition from our existing operations in Sterling Heights and to minimize any disruption to ongoing customer programs.

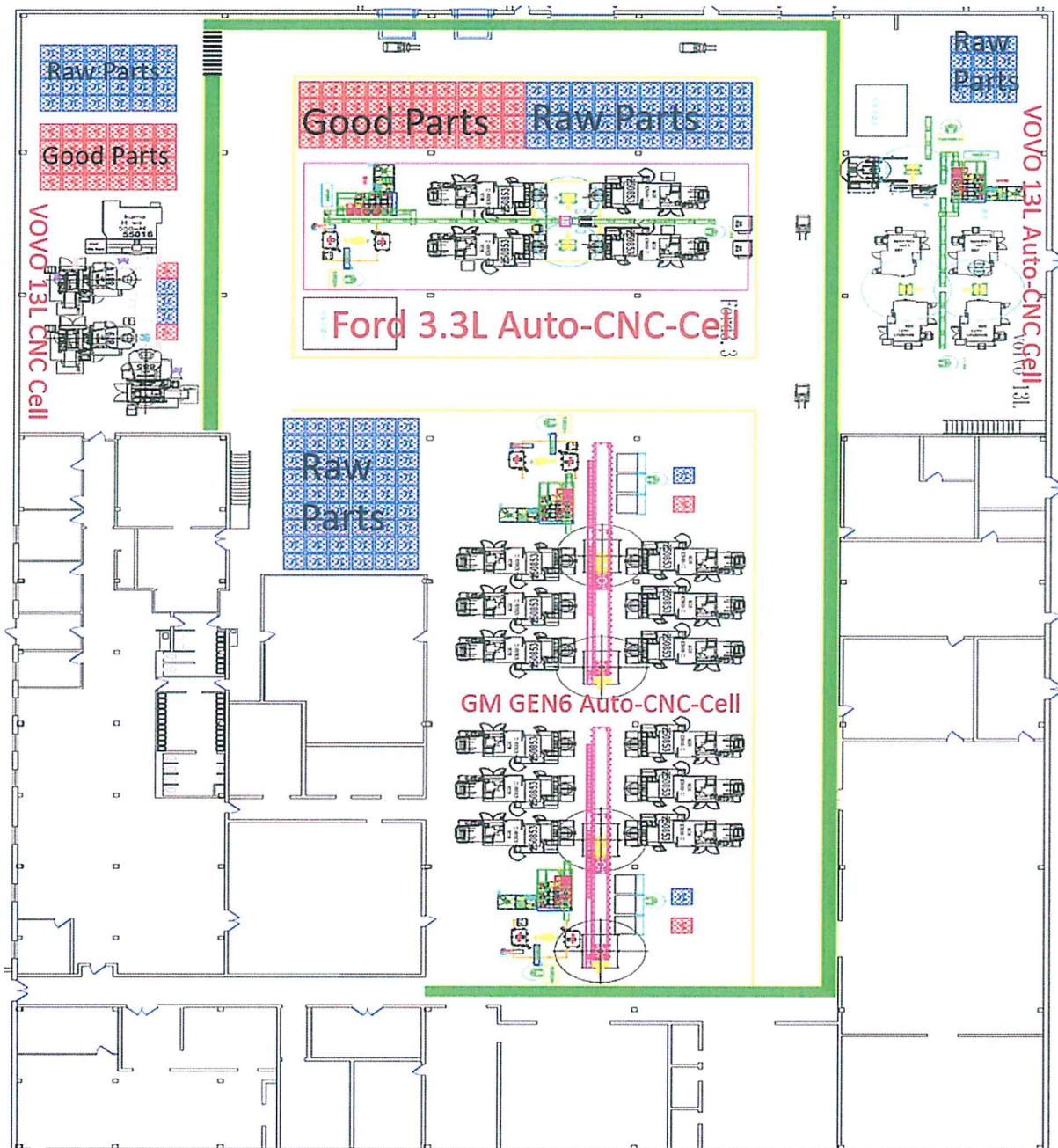


Figure 5: Preliminary Layout Work-in-progress



Workforce Growth

As part of our commitment to local economic development, Wescast plans to create new employment opportunities within the Auburn Hills community. Our projected workforce growth includes:

- Initial Phase (Q2 2025): Approximately 25 employees, including engineers, designers, machinists, and administrative staff.
- Expansion Phase (Q3 2025 onwards): Additional 25-30 employees as production ramps up, focusing on specialized roles in automation and R&D.
- Long-Term Growth: Anticipate workforce expansion to a total of 100 employees by 2027, driven by business growth and increased demand for our products.

Wescast is committed to providing competitive compensation packages and fostering a safe, inclusive work environment.

We appreciate the City's ongoing support and consideration of our application. Wescast is eager to continue our partnership with the City of Auburn Hills, ensuring that our operations align with both community standards and industry best practices.

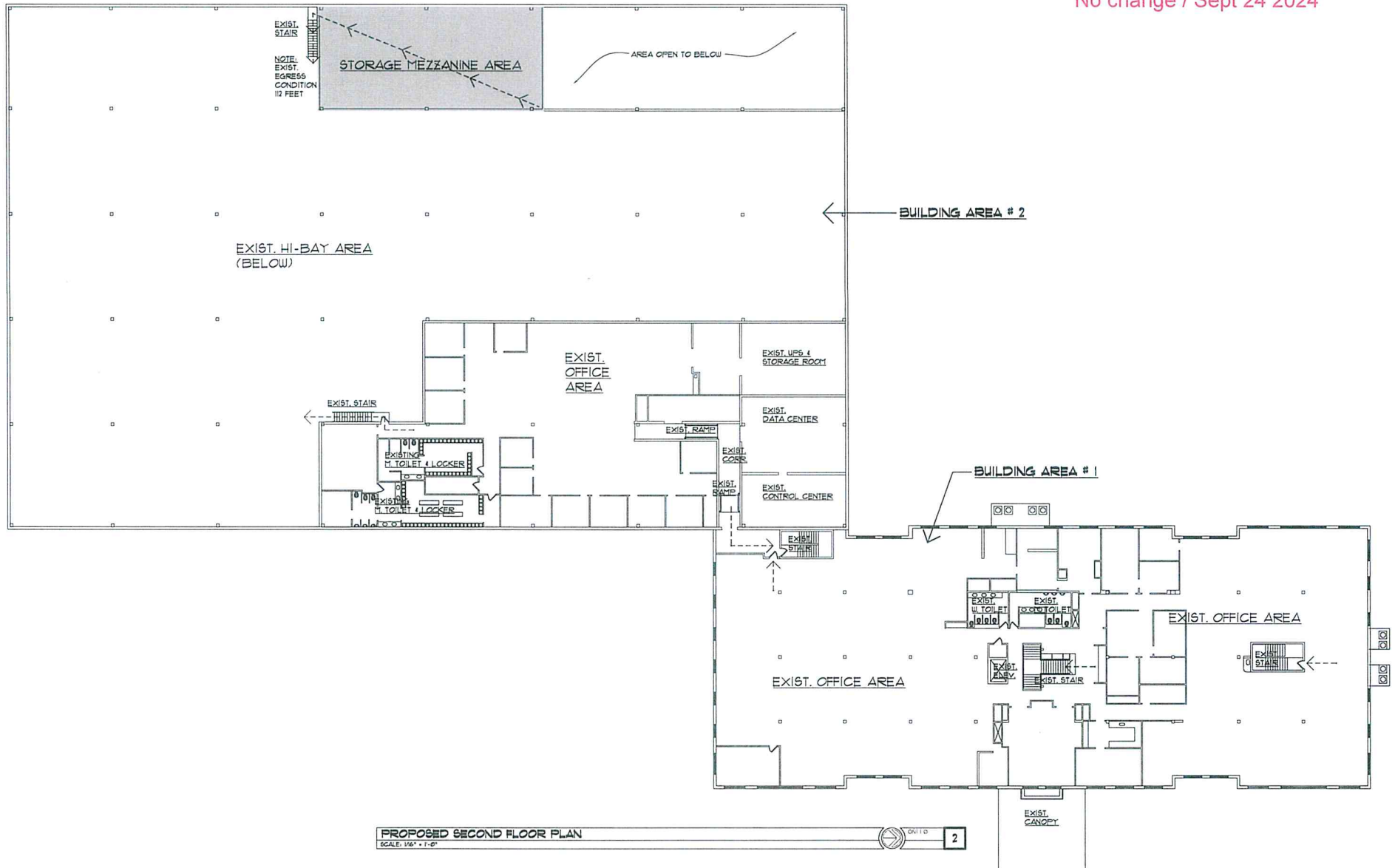
We look forward to your feedback and the opportunity to proceed with this important project.

Sincerely,

Wescast Industries Inc.

A handwritten signature in black ink, appearing to be 'DR', is written over the printed name 'Wescast Industries Inc.'.

No change / Sept 24 2024



CODE COMPLIANCE INFORMATION:

- THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING:
2015 MICHIGAN BUILDING CODE (MBC)
2015 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS
2018 MICHIGAN PLUMBING CODE (MPC)
2015 MICHIGAN MECHANICAL CODE (MMC)
2017 NATIONAL ELECTRICAL CODE (NEC WITH PART 8 TECHNICAL AMENDMENTS)
MICHIGAN BARRIER-FREE DESIGN LAW (PA 1 OF 1966 AS AMENDED)
(INTERNATIONAL BUILDING CODE INCORPORATING 2009 MICHIGAN STATE
AMENDMENTS WITH ICC/ANSI A-117.1 2009)
- NOTE:
CODE COMPLIANCE BASED ON PRESCRIPTIVE CONCEPT METHOD & CHAPTER 4
OF THE 2015 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDING.
- USE GROUP: 'B' BUSINESS / 'F-1' MODERATE HAZARD FACTORY / 'S-1' MODERATE HAZARD STORAGE
- CONSTRUCTION CLASSIFICATION: 'IIB'
- FIRE SUPPRESSION:
EXISTING BUILDING IS PROTECTED BY AN APPROVED AUTOMATIC FIRE SUPPRESSION SYSTEM.
- EXISTING BUILDING AREAS:

EXISTING TWO STORY AREA # 1	
EXISTING FIRST FLOOR OFFICE	= 24,590 S.F. GROSS
EXISTING SECOND FLOOR OFFICE	= 24,590 S.F. GROSS
TOTAL EXISTING AREA # 1	= 49,180 S.F. GROSS

EXISTING HIGH BAY AREA # 2	
EXISTING FIRST FLOOR OFFICE	= 14,500 S.F. GROSS
EXISTING FIRST FLOOR SHOP	= 49,500 S.F. GROSS
EXISTING SECOND FLOOR OFFICE	= 14,475 S.F. GROSS

TOTAL EXISTING AREA # 2	= 78,475 S.F. GROSS
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EXISTING MEZZANINE	= 3,400 S.F. GROSS
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TOTAL EXISTING AREA (EXCLUDING MEZZANINE)	= 127,655 S.F. GROSS
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- OCCUPANCY (MBC TABLE 1004.1.2)
EXISTING AREA # 1 - FIRST FLOOR
24,590 S.F. GROSS
- 1,145 S.F. PERIMETER WALL THICKNESS
= 23,445 S.F. USABLE
OFFICE USE AREAS ('B') 23,445 S.F. / 100 S.F. PER OCC. = 234 OCCUPANTS
EXISTING AREA # 1 - SECOND FLOOR
24,590 S.F. GROSS
- 1,145 S.F. PERIMETER WALL THICKNESS
= 23,445 S.F. USABLE
OFFICE USE AREAS ('B') 23,445 S.F. / 100 S.F. PER OCC. = 234 OCCUPANTS
TOTAL EXISTING AREA # 1 OCCUPANCY = 468 OCCUPANTS
EXISTING AREA # 2 - FIRST FLOOR
64,000 S.F. GROSS
- 1,040 S.F. PERIMETER WALL THICKNESS
= 62,960 S.F. USABLE
OFFICE / R & D USE AREAS ('B') 28,275 S.F. / 100 S.F. PER OCC = 283 OCCUPANTS
FACTORY USE AREAS ('F-1') 26,700 S.F. / 100 S.F. PER OCC = 267 OCCUPANTS
STORAGE USE AREAS ('S-1') 11,396 S.F. / 500 S.F. PER OCC = 23 OCCUPANTS
EXISTING AREA # 2 - SECOND FLOOR
OFFICE / R & D USE AREAS ('B') 14,232 S.F. / 100 S.F. PER OCC. = 142 OCCUPANTS
STORAGE USE AREAS ('S-1') 3,411 S.F. / 500 S.F. PER OCC = 7 OCCUPANTS
TOTAL EXISTING AREA # 2 OCCUPANCY = 722 OCCUPANTS
TOTAL CALCULATED OCCUPANT LOAD = 1,190 OCCUPANTS

- MINIMUM NUMBER OF EXITS:
EXISTING AREA # 1 - 468 OCCUPANTS = 2 EXITS REQUIRED (MBC TABLE 1006.3.1)
4 EXITS PROVIDED
EXISTING AREA # 2 - 722 OCCUPANTS = 3 EXITS REQUIRED (MBC TABLE 1006.3.1)
6 EXITS PROVIDED
- MAXIMUM EGRESS DISTANCE (MBC SECTION 1017 AND TABLE 1017.2)
300' MAXIMUM ALLOWED 'B' USE - ALL AREAS COMPLY
250' MAXIMUM ALLOWED 'F-1' & 'S-1' USES - ALL AREAS COMPLY
(NOTE: EXISTING EGRESS CONDITION AT STORAGE MEZZANINE AREA IS 112'
MAX. ALLOWED TO BOTTOM OF STAIR IS 100')

NOTE:

THE EXISTING EXIT STAIRS DO NOT CONFORM WITH THE CURRENT BUILDING CODE.
PER MICHIGAN REHABILITATION CODE, SECTION 403 ALTERATIONS,
403.1 (EXCEPTION 1) "AN EXISTING STAIRWAY SHALL NOT BE REQUIRED TO COMPLY
WITH THE REQUIREMENTS OF SECTION 1011 OF THE INTERNATIONAL BUILDING CODE
WHERE THE EXISTING SPACE AND CONSTRUCTION DOES NOT ALLOW A REDUCTION
IN PITCH OR SLOPE."



PROPOSED FACILITY FOR WESCAST BOHONG

AUBURN HILLS, MICHIGAN

REVISIONS
10-21-17 PRELIMINARY CODE COMPLIANCE
11-17-17 REVISED PLANS
11-17-17 REVISED PACKAGE
5-24-24 REVISED CODES REFERENCE

GILLET
2000 Hamilton Court, Suite 211, Farmington Hills, Michigan 48334
248.685.2345 Fax: 248.685.2344 www.gillettusa.com

10-21-17 17-44 05-1



Dykema Gossett PLLC
39577 Woodward Avenue
Suite 300
Bloomfield Hills, MI 48304
WWW.DYKEMA.COM
Tel: (248) 203-0700
Fax: (248) 203-0763
Benjamin E. Bayram
Direct Dial: (248) 203-0862
Direct Fax: (866) 520-9427
Email: BBayram@dykema.com

September 19, 2024

City of Auburn Hills Planning Department
c/o Mr. Steve Cohen
1827 N. Squirrel Road
Auburn Hills, MI 48326

Re: First Amendment to 2017 Development Agreement between the City of Auburn Hills and Westcast Industries, Inc.

Mr. Cohen:

Westcast Industries, Inc. ("Developer") entered into a development agreement on December 22, 2017 with the City of Auburn Hills ("City") to confirm certain obligations relating to Developer's use of a parcel located at 3300 University Drive, Auburn Hills, MI 48326 (the "Property"). Developer's use of the Property was authorized pursuant to special land use permit on November 20, 2017 ("2017 SLUP"). The 2017 SLUP has since expired and Developer now desires to submit a new application together with minimally revised plans for its intended use of the Property (the "Revised Drawings"). Developer proposes the following revisions to the Development Agreement and requests that such changes are incorporated therein via amendment ("First Amendment to Development Agreement").

Proposed Changes to the Development Agreement

1. **Expanded Production Area.** The Revised Drawings reflect an increase in the footprint of the "production and storage area" of approximately 6.5% ("Expanded Production Area"). The Expanded Production Area does not increase the size of the existing structure, nor does it modify the site plan submitted in 2017. Developer requests that the Revised Drawings are incorporated by reference into the First Amendment to Development Agreement.
2. **Possession and Use of the Property.** The Development Agreement identifies Developer as the sole tenant at the Property; however, Developer intends to lease a portion of the Building, depicted in the Drawings as Building Area 1 ("Office Space"), to third-party tenants for use as general office space. Developer requests that authorization to lease certain portions of the Office Space to third-party tenants is incorporated into the First Amendment to Development Agreement.

3. Improvements to Seyburn Drive. Developer agreed to reimburse the City for certain asphalt improvements to Seyburn Drive ("Seyburn Improvements"). Developer requests that Exhibit A hereto, which limits Developer's reimbursement obligation to the section shaded in red, is incorporated into the First Amendment to Development Agreement.

The foregoing proposed changes are consistent with the Development Agreement, comply with City zoning and special land use requirements, and are necessary to maximize the use of the Property. Further, the proposed changes are minimal in nature and the use of the Property will remain consistent with neighboring parcels and the City's master plan. If you have any questions regarding any of the proposed changes, or wish to discuss this matter further, please do not hesitate to contact me.

Thank you,

Dykema Gossett PLLC



Benjamin E. Bayram

September 19, 2024
Page 3

EXHIBIT A
SEYBURN IMPROVEMENTS

SEYBURN IMPROVEMENTS



***Diagram showing the asphalt section
of Seyburn Drive (shaded in red)***

125643.000001 4855-8198-7815.1 Developer's reimbursement obligation is limited to the section shaded in red

2017 DEC 28 AM 10:40

235301
LIBER 51425 PAGE 180
\$26.00 MISC RECORDING
\$4.00 REMONUMENTATION
12/28/2017 10:46:58 A.M. RECEIPT# 152839
PAID RECORDED - OAKLAND COUNTY
LISA BROWN, CLERK/REGISTER OF DEEDS

WESCAST INDUSTRIES, INC.

CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

DEVELOPMENT AGREEMENT

This Development Agreement (this "Agreement") between **WESCAST INDUSTRIES, INC.**, a Canadian corporation ("Developer") and the **CITY OF AUBURN HILLS**, a Michigan municipal corporation ("City") to confirm certain obligations relating to the use of a parcel located at 3300 University Drive in the City of Auburn Hills and more particularly described on the attached Exhibit "A" hereto (the "Property").

BACKGROUND

1. The Developer is the sole tenant of the Property proposed for the Special Land Use Permit ("SLUP").
2. The Developer applied to the City for approvals of a SLUP on the Property in order to obtain permission to use a portion of the Property in a manner consistent with the I-1 zoning classification. Together with its application, Developer submitted certain plan drawings dated November 11, 2017 (the "Drawings") to the City. The land use permitted for the Property will be a light industrial activity, in addition to the company's corporate offices and technical center.
3. On November 27, 2017, the Auburn Hills City Council granted SLUP approval for the development pursuant to the information submitted in accordance with the City of Auburn Hills Zoning Ordinance. Such information is on file with the City Community Development Department and is incorporated by reference into this Agreement.
4. It is the purpose of this Agreement to confirm certain rights and obligations of the Developer with respect to the use of the Property.

NOW, THEREFORE, for good and valuable consideration given, the receipt of which is hereby acknowledged by the parties, it is agreed as follows:

1. The Property shall be used in accordance with the November 27, 2017 SLUP approval, the Drawings, the previously approved development and construction plans for the Property, City Ordinances in effect on the date of this Agreement including, but not limited to, the Auburn Hills Zoning Ordinance, City approved Site Plan and this Agreement and all other applicable laws, regulations, requirements and ordinances (collectively referred to as the "Approval Requirements").

OK - LB

7P

2. To mitigate potential land use conflicts associated with the Developer's proposed light industrial activity on the Property with the neighboring Auburn Hills Civic Center Campus and to address other concerns of the City regarding the Developer's use of the Property, the Developer agrees, without limitation, to each of the conditions listed below for the Property.
- A. The location of the production area within the building (the "Production Area") will be as depicted, and limited to the area, as shown in the Drawings.
 - B. Traffic by semi-trailer trucks with more than six wheels ("Trucks") will be limited to no more than six Trucks per day, five days per week.
 - C. Normal business hours will be Monday through Friday, from 8:00 a.m. to 5:00 p.m. The Production Area will be permitted to have night-time shifts (24-hours, five days per week), but nighttime operations will entail no loading or unloading of Trucks. Loading and unloading of Trucks shall only take place between 9:00 a.m. and 4:00 p.m.
 - D. The Developer will install and construct, at its own cost, improvements to the University Drive median as shown in the diagram provided by the City's consulting engineer, which diagram is attached hereto and incorporated herein by reference as Exhibit "B." The foregoing road improvements shall be installed by the Developer before any light industrial activity occurs on the property.
 - E. The Developer agrees that the existing asphalt portion of Seyburn Drive is currently constructed to accommodate light-weight vehicle traffic and not currently constructed for heavier Truck traffic. The Developer agrees that when the portion of Seyburn Drive running along the Eastern border of the Property deteriorates to a point where the City defines it as no longer functional and in need of replacement or modification, the Developer will, after sixty days advance written notice, reimburse the City the costs to make the necessary improvements to such portion of the roadway with the scope, nature, and specifications as defined by the City's consulting engineer in order for such portion of the roadway to be in a condition that can handle and accommodate the heavier industrial truck traffic going to and from the Property, with such portion of the roadway to comply with the City's standards for industrial roads and to be of the quality required by the City for an industrial road.
 - F. All Truck traffic will exit the Property by turning left onto Seyburn Drive, and then onto University Drive, as indicated by signage to be installed by the Developer. No Truck traffic will be permitted on Seyburn Drive within the Auburn Hills Civic Center Campus.
 - G. There will be no outside storage of vehicles or materials on the Property. The foregoing sentence shall not be interpreted as barring vehicle parking on the Property by employees and other authorized Developer guests, nor overnight parking by Trucks delivering goods to the Property or picking up goods from the Property that arrive at a time of day where it is impractical to complete loading or unloading during the time period required by Section 2(C) above.
 - H. The building's sprinkler system will be upgraded, at the Developer's cost, to accommodate the approved uses of the Property in a manner consistent with all applicable Building and Fire Codes.
 - I. Due to concerns about loud noises emanating from the production machinery, the Developer will keep the building's loading bay doors shut to mitigate any potential nuisances, except such doors may remain open when loading and unloading.
3. The Community Development Department may approve modifications to the City approved SLUP that do not materially increase the total square footage and/or density of the building, and such approval shall not be unreasonably withheld, conditioned or delayed. Modifications proposed by the Developer pursuant to this paragraph shall be consistent with the City approved SLUP and Site Plan and shall not adversely affect the character or quality of the

building. Modifications to the City approved SLUP and Site Plan that the Community Development Department deems to be material shall be reviewed for approval by the Auburn Hills City Council pursuant to the SLUP and Site Plan approval procedures of the Zoning Ordinance.

4. The Developer has negotiated with the City the terms of this Agreement, and such documentation represents the product of the joint effort and agreement of the Developer and the City. The Developer and the City fully accept and agree to the final terms, conditions, requirements and obligations of this Agreement. The Developer and the City understand that this Agreement is authorized by applicable local, state and federal laws, ordinances and constitutions, and the City shall be entitled to injunctive relief to prohibit any actions by the Developer that are inconsistent with the terms and provisions of the Agreement.
5. The Developer's rights to develop and use the Property as provided for in this Agreement are fully vested on the City's execution of the Agreement. Plans in conformity with the Agreement (including without limitation the Drawings and SLUP approval) shall be approved. The Agreement shall run with the land constituting the Property, and shall be binding upon and inure to the benefit of the Developer and the City, and their respective heirs, successors, assigns and transferees, and immediately upon execution of the Agreement by all parties, a memorandum of the Agreement, or the Agreement itself, shall be recorded with the Oakland County Register of Deeds. This Agreement shall be interpreted and construed in accordance with Michigan law, and shall be subject to enforcement only in Michigan courts. The parties understand and agree that this Agreement is consistent with intent and provisions of the Michigan and U.S. Constitutions and all applicable law.
6. This Agreement constitutes the entire agreement between the parties, and may not be modified, amended or terminated except in writing executed by the parties.
7. This Agreement may be executed in counterparts, which, when combined, shall constitute a binding legal documents.

[SIGNATURES ON FOLLOWING PAGES]

THIS AGREEMENT is executed by the respective parties on the date specified with the notarization with their names, and shall take effect on the date that this agreement is fully executed by all of the parties.

WESCAST INDUSTRIES, INC., a Canadian corporation

By: Thomas Tang
Name: Thomas Tang
Title: Project Director

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 22nd day of
December, 2017, by Thomas Tang of Wescast Industries, Inc., a Canadian corporation, on
behalf of said company.

Lindsay K. McLaughlin Notary Public
State of Michigan, County, Oakland

My commission expires: October 7, 2019

Lindsay K McLaughlin
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires October 7, 2019
Acting in the County of Oakland



CITY OF AUBURN HILLS, a Michigan Municipal Corporation

By: 

Kevin McDaniel, Mayor


and

By: 

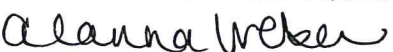
Laura Pierce, City Clerk

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 27 day of December, 2017 by Kevin McDaniel, as Mayor, and Laura Pierce, as City Clerk, on behalf of the City of Auburn Hills, a Michigan municipal corporation, on behalf of the corporation.

 Notary Public
Oakland, County, Michigan

ALANNA WEBER
Notary Public, State of Michigan
County of Oakland
My Commission Expires 02-06-2022
Acting in the County of Oakland

My commission expires: 02/06/22


Document Drafted by:

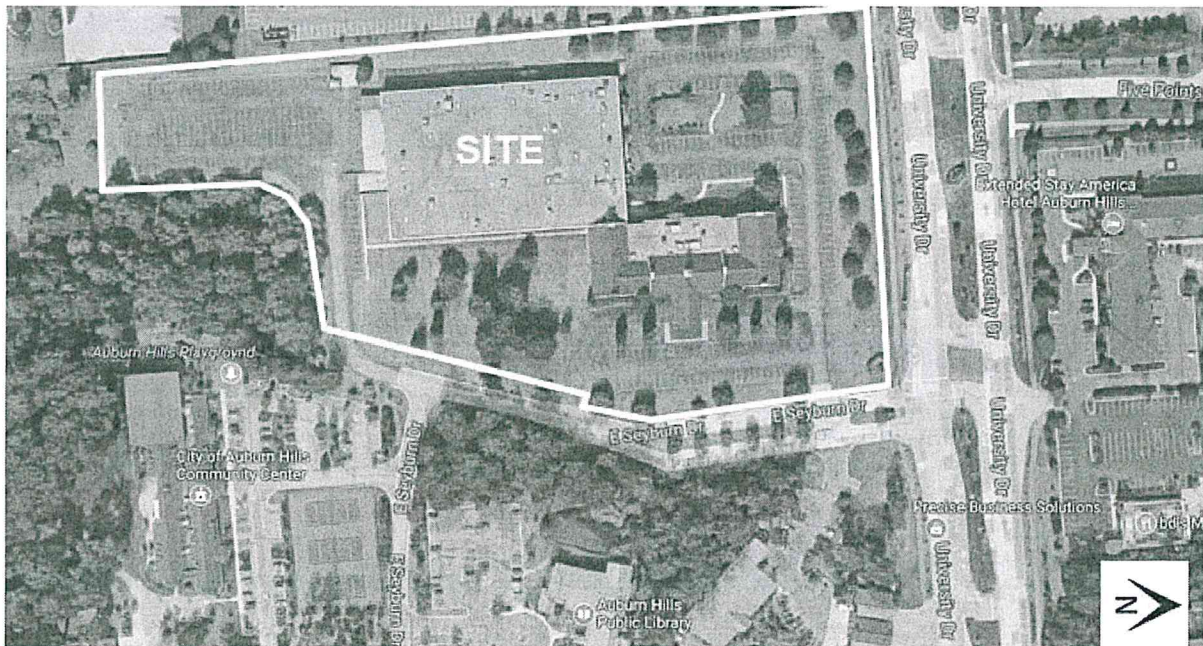
Derk Beckerleg
2600 Troy Center Drive
Troy, MI 48007-5025

When Recorded Return To:

Laura Pierce, City Clerk
1827 N. Squirrel Road
Auburn Hills, MI 48326

EXHIBIT A

3300 University Drive



LEGAL DESCRIPTION

(Per First American Title Insurance Company, Commitment File No. 723529, effective date November 09, 2015)

PARCEL ID 63-14-13-300-006

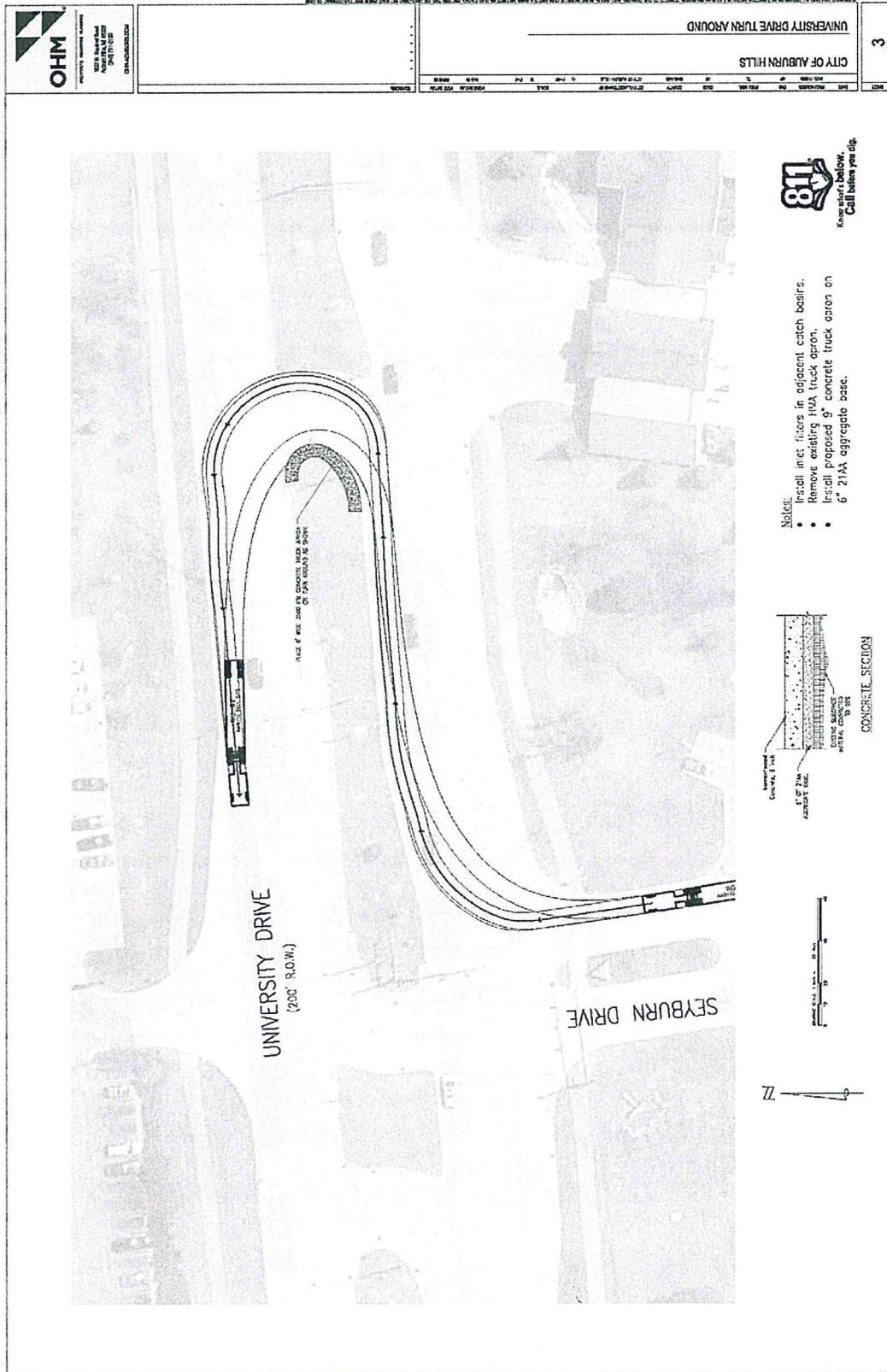
The land referred to in this Commitment, situated in the County of Oakland, City of Auburn Hills, State of Michigan, is described as follows:

Part of the West 1/2 of Section 13, Town 3 North, Range 10 East, City of Auburn Hills, Oakland County, Michigan, being more particularly described as follows: Beginning at a point which is South 00 degrees 11 minutes 19 seconds West 23.48 feet along the West line of Section 13 and along the Southerly line of University Drive (said line being measured 60 feet at right angles from the reference line of University Drive as recorded in Liber 4938, page 233, Oakland County Records) North 54 degrees 26 minutes 10 seconds East 255.66 feet and Easterly 1000.24 feet along a curve to the right (radius of 1681.05 feet, central angle of 34 degrees 05 minutes 30 seconds, long chord bears North 71 degrees 28 minutes 55 seconds East 985.55 feet) and North 88 degrees 31 minutes 40 seconds East 35.16 feet from the West 1/4 corner of Section 13, Town 3 North, Range 10 East to the point of beginning; thence North 88 degrees 31 minutes 40 seconds East 509.90 feet along said Southerly line of University Drive; thence South 05 degrees 31 minutes 20 seconds East 365.12 feet; thence South 16 degrees 28 minutes 27 seconds West 54.23 feet; thence North 73 degrees 31 minutes 34 seconds West 30.00 feet; thence South 16 degrees 28 minutes 27 seconds West 378.85 feet; thence South 88 degrees 45 minutes 29 seconds West 119.43 feet; thence South 64 degrees 41 minutes 36 seconds West 73.65 feet thence South 31 degrees 09 minutes 50 seconds West 59.81 feet; thence South 00 degrees 35 minutes 05 seconds East 192.48 feet; thence South 89 degrees 07 minutes 33 seconds West 151.67 feet; thence North 01 degrees 28 minutes 20 seconds West 1037.50 feet to the point of beginning.

EASEMENT PARCEL:

Together with a non-exclusive easement(s) as created, limited and defined by Easement Agreement recorded in Liber 10730, page 30, First Amendment to Easement Agreement recorded in Liber 10766, page 261 and Second Amendment to Easement Agreement recorded in Liber 14899, page 488, Oakland County Records.

EXHIBIT B





Dykema Gossett PLLC
39577 Woodward Avenue
Suite 300
Bloomfield Hills, MI 48304

WWW.DYKEMA.COM

Tel: (248) 203-0700

Fax: (248) 203-0763

Benjamin E. Bayram
Direct Dial: (248) 203-0862
Direct Fax: (866) 520-9427
Email: BBayram@dykema.com

October 9, 2024

Re: Citizen Participation Letter: Request For Special Land Use Permit For Light Industrial Use - 3300 University Drive, Auburn Hills, MI 48326

Dear Neighbor:

Pursuant to the City of Auburn Hills' Citizen Participation Ordinance, please allow this letter to serve as formal notice that we have submitted a Development Application to the City of Auburn Hills to allow the building located at 3300 University Drive, Auburn Hills, MI 48326 to be used for both research and development and light industrial operations. A map of the proposed site is attached hereto as Exhibit A. The City of Auburn Hills' Zoning Ordinance requires the entire 128,000 square feet of building to be used for research and development purposes.

The proposed business, Wescast Industries, Inc., intends to establish its North American research and development center and light manufacturing unit at this proposed site. The office/research and development function will occur during normal business hours and/or as permitted by the City of Auburn Hills.

A Special Land Use Permit is requested from the City to allow for a limited portion of the building to include the light manufacturing of automotive products. The light manufacturing component of its business will occur during normal business hours and/or as permitted by the City of Auburn Hills.

The City of Auburn Hills' Planning Commission is scheduled to review the development application at 7:00PM on November 13, 2024 in the Council Chamber, located at 1827 N. Squirrel Road, Auburn Hills, MI 48326. If you have any questions, concerns, or comments please do not hesitate to contact me directly at (248) 203-0862. If you wish to speak to a representative of the City of Auburn Hills, please contact Steve Cohen, Director of Community Development at (248) 364-6900.

October 9, 2024
Page 2

Thank you,

Dykema Gossett PLLC

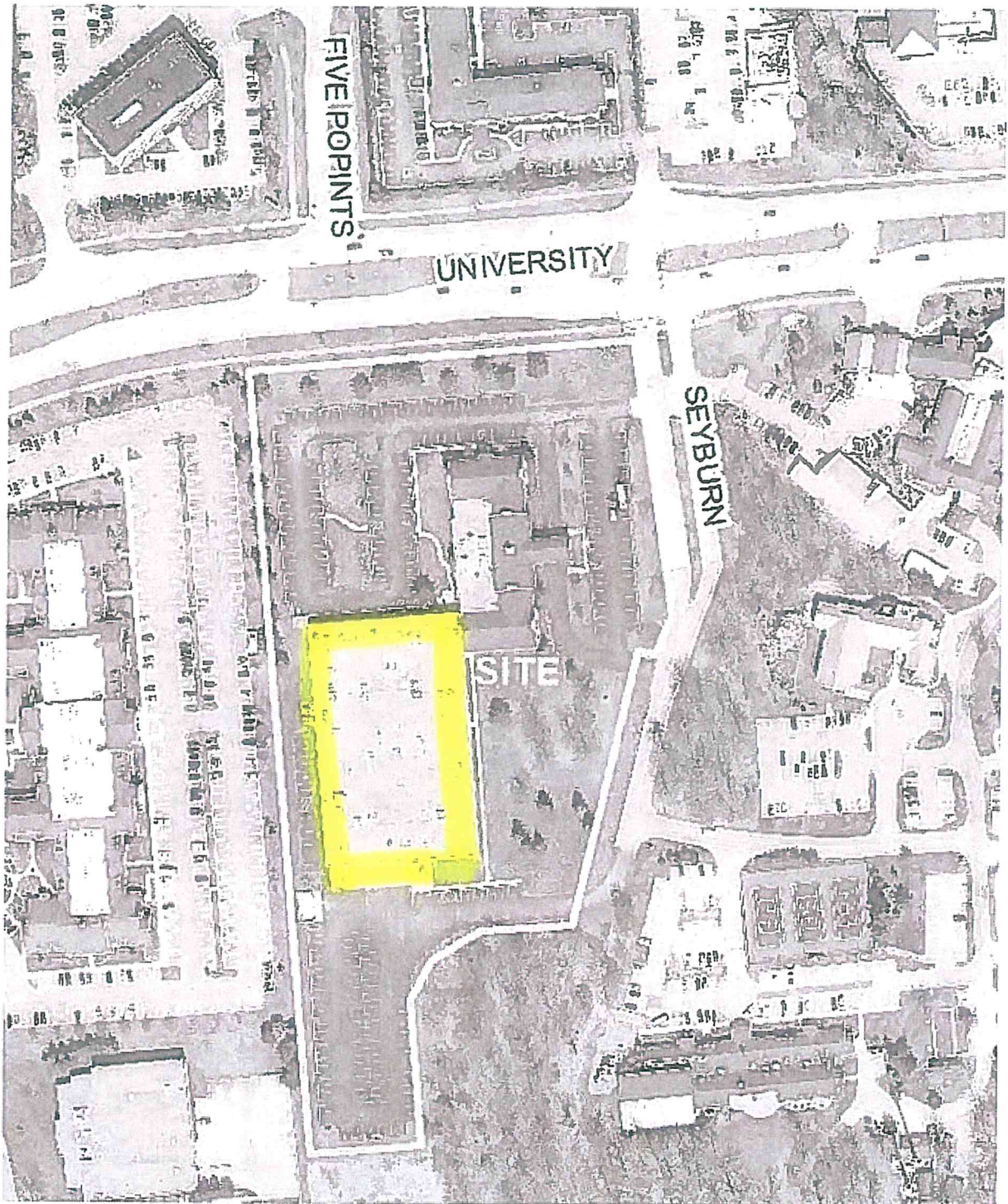


Benjamin E. Bayram

EXHIBIT A

Proposed Site

3300 University Drive
Auburn Hills Michigan





Dykema Gossett PLLC
39577 Woodward Avenue
Suite 300
Bloomfield Hills, MI 48304
WWW.DYKEMA.COM

Tel: (248) 203-0700

Fax: (248) 203-0763

Benjamin E. Bayram
Direct Dial: (248) 203-0862
Direct Fax: (866) 520-9427
Email: BBayram@dykema.com

October 29, 2024

Via Email

Mr. Steve Cohen
Director of Community Development
City of Auburn Hills
1827 N. Squirrel Rd.
Auburn Hills, MI 48326

Re: Citizen Participation Letter: Request For Special Land Use Permit For Light Industrial Use - 3300 University Drive, Auburn Hills, MI 48326; Confirmation of Notice.

Mr. Cohen:

Please allow this correspondence to serve as confirmation that on October 11, 2024, Wescast Industries, Inc. sent a Citizen Participation letter, as required by the City of Auburn Hills' Citizen Participation Ordinance, to all necessary parties. In total, fifty-seven (57) Citizen Participation letters were sent and, to date, neither Wescast Industries, nor myself, have received any response or communication regarding the same.

In the event we do receive any response(s) or communication(s) prior to the November 13, 2024 City of Auburn Hills Planning Commission meeting, when Wescast Industries' development application will be reviewed, I will supplement this correspondence accordingly.

Thank you,

Dykema Gossett PLLC

A handwritten signature in blue ink that reads "Benjamin Bayram".

Benjamin E. Bayram



The City of Auburn Hills

City Council Meeting

EXCERPT - Minutes

November 27, 2017

CALL TO ORDER:

Mayor McDaniel at 7:00 p.m.

LOCATION:

City Council Chamber, 1827 N. Squirrel Road, Auburn Hills, MI 48326

Present: Mayor McDaniel, Council Members Burmeister, Hammond, Kittle, Knight, Moniz, and Verbeke

Absent: None

Also Present: City Manager Tanghe, Assistant City Manager Grice, City Attorney Beckerleg, City Clerk Kowal, Police Lt. McDonnell, Deputy Treasurer Wickenheiser, Accounting Manager Farmer, Deputy Clerk Pierce, Dept. of Public Works Director Melchert, Director of Community Development Cohen, Senior Director Adcock, Director of Authorities Seimer, Management Assistant Thomas, Engineers Juidici and Stevens.

25 Guests

10b. Motion – Approval of Special Land Use Permit / 3300 University Drive – Wescast Industries, Inc.

Mr. Cohen explained the special land use request for light industrial activity which will be an accessory component to the building and will constitute only 30% of the floor space of the entire building. He noted that there are nine conditions agreed upon by Wescast in an effort to plan for and mitigate any potential land use conflicts that could occur with their business and the City campus. Those conditions will be incorporated into a development agreement once the project is approved. Wescast intends to occupy the building by spring, 2018. The initial investment in interior renovations is approximately \$2 million and they plan to invest more in the building in the future. Planning Commission and staff recommend approval of the project.

Mr. Burmeister asked if Wescast is going to replace any portion of the road that is torn up by the increased truck traffic and how it will be monitored. Mr. Cohen explained that the development agreement will protect the City and Wescast is aware that the road would be replaced at their cost. The DPW Department and OHM will monitor the road and make the determination as to when the road will need to be replaced.

Mr. Cohen confirmed for Mr. Moniz that Wescast has agreed to limit the number of trucks to only six during the day as recommended by OHM.

Mark Heusel, attorney for Wescast Industries, explained that this is the North American Headquarters for Bohong Group. He noted that this facility is not intended to be a primary production facility. He noted that a very small portion of the facility will be reserved for overflow machining. By nature, they will not be able to do intensive manufacturing out of this facility.

Mr. Cohen confirmed for Mayor McDaniel that the City has the ability to enforce the stipulations and conditions outlined. He stated that, in conjunction with the Police Department, the City is able to enforce the hours of operation, however Wescast will run limited manufacturing 24 hours a day with limited staff. Their normal office conditions will be 8AM-5PM. He confirmed that truck traffic will not be allowed during rush hour time period, which will be stated in the development agreement.

Mr. Burmeister questioned the noise level with the 24 hour operation. Mr. Heusel explained that the bay doors will be closed. Mr. Cohen stated that it is loud inside the Sterling Heights facility, however, standing outside the building and with the doors shut, he could not hear anything outside of the building.

In response to a question by Mayor McDaniel, Mr. Juidici explained that they have no concerns with the limited truck traffic as far as road deterioration. Mr. Beckerleg confirmed that enforcement options include litigation under breach of contract or to revocation of the special land use permit.

Mr. Moniz questioned if the trucks would be parked in the lot overnight. Mr. Heusel explained that as part of the development agreement, they have agreed that they would not have any outside storage.

Moved by Verbeke, Seconded by Moniz.

RESOLVED: To accept the Planning Commission's recommendation and approve the Special Land Use Permit for 3300 University Drive - Westcast Industries, Inc. subject to the conditions of the administrative review team.

VOTE: Yes: Burmeister, Hammond, Kittle, Knight, McDaniel, Moniz, Verbeke

No: None

Resolution No. 17.11.214

Motion Carried (7 - 0)



CITY OF AUBURN HILLS
PLANNING COMMISSION
EXCERPT - MINUTES

November 15, 2017

1. **CALL TO ORDER:** Planning Commission Vice Chairperson Beidoun called the meeting to order
2. **ROLL CALL:** Present: Beidoun, Hitchcock, Mendieta, Pederson, Pierce, Shearer
Absent: Burmeister Ochs, Ouellette
Also Present: Assistant City Planner Keenan,
Guests: 11

Location: City Council Chamber, 1827 N. Squirrel Roads, Auburn Hills, MI 48326

5. PETITIONERS

5b. 3300 University Drive – Wescast Industries, Inc. (7:11 p.m.)

Public Hearing / Motion - Recommendation to City Council for Special Land Use approval to allow for a Light Industrial Use within the T&R, Technology and Research District.

Mr. Keenan introduced the Special Land Use Permit request from Wescast Industries (Wescast) to conduct a light industrial activity at the former GKN Automotive building located at 3300 University Drive, which is zoned T&R, Technology and Research District. The property is located at the southwest corner of University Drive and Seyburn Drive, just west of the Auburn Hills Civic Center Campus.

Mr. Keenan explained Wescast is a wholly-owned subsidiary of the Chinese-based Bohong Group. The company is best known as the largest manufacturer in the world of cast exhaust manifolds and turbocharger housings for passenger cars and light trucks. Wescast is based in Brantford, Ontario and they intend to move their North American headquarters and technical center to this location.

Mr. Keenan stated the proposed light industrial activity would be placed in the building's high bay area, which is shown in this slide. The light industrial activity will be an accessory component of their operations and constitute only 30% of the building's overall floor space. There will be CNC machines and material storage proposed for the high-bay area of the facility.

Mr. Keenan noted Wescast has worked closely with City staff and has agreed to several conditions which are listed in our staff report ranging from limits on truck traffic to hours of operation to mitigate any potential land use conflicts with the Auburn Hills Civic Center Campus. Those conditions will be incorporated into a Development Agreement, once the permit is approved.

Mr. Keenan indicated Wescast intends to occupy the building by spring 2018 and that their initial investment in interior renovations is estimated at \$2 million.

Mr. Mark V. Heusel Attorney for Bohong through Dickinson Wright PLLC and works with Wescast 2760 Bedford Rd, Ann Arbor, MI 48104 explained the unique nature of the property. The current project is based at this time as a lease with an option to buy, hope to be done quickly. The full intent of the Wescast is to acquire this building quickly due to the difficulty it can be to move money out of China. The lease with an option to buy allows the project to move forward to help the interest of the owners and interested parties.

Mr. Heusel stated Wescast industries has operating facilities in Sterling Heights and Macomb and several in Canada. This facility will consolidate the Canadian operations of R&D and Corporate offices into the new facility. As well as to consolidate the Macomb operations into the Sterling Heights facility. The intent is to operate R&D and Corporate offices from this facility and to also serve part of the office space as an incubator for future companies.

Mr. Hitchcock asked what the intended hours of operation.

Mr. Heusel stated that normal business hours would be followed 8:00 a.m. to 5:00 p.m., five days a week. Production would occur 24 hours, five day a week, with minimal staff.

Mr. Hitchcock sought clarification regarding the doors of the facility remain closed during production.

Mr. Heusel clarified that City staff did recommend that the doors be kept closed with respect to the surrounding residential areas as well as the Civic Center Campus.

Mr. Hitchcock also questioned the amount of truck traffic amounting to six trucks a day and five days a week and also what the truck delivery hours will be.

Mr. Heusel indicated that the trucks would deliver during normal business hours but this is still being discussed with the suppliers.

Mr. Keenan clarified that truck delivery would be limited to the hours between 9:00 a.m. and 4:00 p.m. as to not conflict with rush hour traffic.

Mr. Heusel stated that City staff vetted the best hours of truck delivery and that the company will accept that time period.

Ms. Pederson sought clarification for trucks route from University Drive to I-75.

Mr. Heusel stated that there are to be no trucks traveling through the Civic Center Campus and that the route taken will be straight to University Drive to I-75.

Mr. Keenan stated that due to the heavy truck traffic Westcast would be responsible for paying for any upgrades to the road due to deterioration.

Mr. Hitchcock commented on the additional concrete apron proposed at the turn around to help with the truck traffic. He also asked who designed it and how was it decided it was the best idea. He commented it is nice to see the forward thinking on this issue.

Mr. Keenan stated that the City's Engineers, OHM, designed the concrete apron and that it will help provide a better surface for trucks while preventing damage to the landscape.

Mr. Beidoun questioned the number of employees that will be hired for the facility.

Mr. Heusel stated that over the next two to three years they intend to relocate employees from their current facilities and hire new employees. They are expected to have 250 employees.

Mr. Hitchcock asked if this company was privately owned or Chinese State-owned.

Mr. Heusel stated that the company is driven by private interest.

Ms. Shearer asked what the time line will be for production to take place at this location and questioned what portion of the company will assist startup companies from China.

Mr. Heusel stated that initially, you wouldn't see production at this location for one or two years due to stopping of manufacturing in one location and the move to this location. Once there is full operation, the production will be minimal. This facility will also serve to help new startup companies from China and aid them in any challenges they may have.

Mr. Beidoun opened the Public Hearing at 7:30 p.m.
Hearing no comments, Mr. Beidoun closed the Public Hearing at 7:30 p.m.

Moved by Mr. Hitchcock to recommend to City Council approval of the Special Land Use Permit for Wescast Industries, Inc. subject to the conditions of the administrative review team.

Supported by Mr. Pierce.

VOTE: Yes: Beidoun, Hitchcock, Mendieta, Pederson, Pierce, Shearer
No: None

Motion Carried (6-0)



The City of Auburn Hills
City Council Meeting
Excerpt
Minutes

March 28, 2016

CALL TO ORDER:

Mayor McDaniel at 7:00 p.m.

LOCATION:

City Council Chamber, 1827 N. Squirrel Road, Auburn Hills, MI 48326

Present: Mayor McDaniel, Mayor Pro Tem Mitchell, Council Members Burmeister, Knight, Verbeke

Absent: Council Member Hammond

Also Present: City Manager Tanghe, Assistant City Manager Grice, Police Chief Olko, Fire Chief Manning, City Clerk Kowal, DPW Director Melchert, Deputy DPW Director Herczeg, Manager of Roads & Fleet Brisson, Community Development Director Cohen, City Engineer Juidici, City Attorney Beckerleg

14 Guests

9. NEW BUSINESS

9a. Motion - Approve Special Land Use Permit, Site Plan and Tree Removal Permit / 3300 University Drive

Mr. Cohen explained this is a request from Burton Katzman, to renovate the former GKN building, just west of the Public Safety building. The renovation consists of splitting the building into two separate uses. The first, will be a multi-tenant office building and second, a light industrial company. A Special Land Use permit is needed to allow light industrial in a T&R, Technology and Research district. Additional parking will be added to the east side and northwest side of the building as well as renovating the building.

Conrad Schewe, Senior Vice-President, Burton Katzman, explained the purchase agreement for the building is contingent upon getting approval from the City to allow the multi-uses for the building. The building was originally built for GKN Automotive, with the 50,000 square feet of office space and 78,000 square feet of technology and research. There isn't a market for this, so the plan is to split the building with 49,000 square feet to be used as a two story, multi-tenant office and the remaining 78,000 square feet to be used as light industrial. The office space could be used by up to three separate tenants, and the light industrial will be a single tenant.

Mr. Schewe stated all of the white trim will be painted a charcoal gray color and a hip roof will replace the portico. The brick will remain as it is. The building has been well maintained, so there is no reason to change the brick.

Responding to Mr. Kittle, Mr. Schewe stated there have been many walk-throughs and interested parties, but the building is quite large as is. The intent is to close on the building and begin renovations immediately.

Moved by Burmeister; Seconded by Mitchell.

RESOLVED: To accept the Planning Commission's recommendation and approve the Special Land Use Permit, Site Plan and Tree Removal Permit to redevelop the building at 3300 University Drive for office and light industrial use, subject to staff and consultants' conditions.

VOTE: Yes: Burmeister, Kittle, Knight, McDaniel, Mitchell, Verbeke

No: None

Resolution No. 16.03.044

Motion Carried (6-0)



**CITY OF AUBURN HILLS
PLANNING COMMISSION
EXCERPT - MINUTES**

March 16, 2016

1. **CALL TO ORDER:** Planning Commission Chairperson Ouellette called the meeting to order at 7:02 p.m.

2. **ROLL CALL:** Present: Beidoun, Burmeister, Hitchcock, Justice, Mendieta, Ochs, Ouellette, Shearer
Absent: Pierce
Also Present: Director of Community Development Cohen, Assistant City Planner Keenan
Guests: 26

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

5. PETITIONERS

5a. **3300 University Drive (Redevelopment of former GKN Building) – (7:05 p.m.)**

Public Hearing / Motion - Recommendation to City Council for Special Land Use Permit, Site Plan and Tree Removal Permit approval to redevelop the existing building for office and light industrial use.

Mr. Keenan introduced the request from Burton Katzman, LLC to renovate the former GKN building located at 3300 University Drive. The parcel which is located just west of the City's Civic Center Campus is zoned Technology and Research district.

Mr. Keenan stated the renovation will consist of separating the building into two separate uses. The northern 49,000 square foot portion of the building to be utilized as a two story multi-tenant office while the remaining 78,475 square foot portion to the south will be utilized for a light industrial use. He explained the northwest parking lot will be expanded and a new parking lot will be added on the east side of the building.

Mr. Keenan described some of the more noted renovations include the creation of a new main entrance on the east side of the southern industrial portion of the building and updating the existing canopy located on the east side of the office building. He explained the building and site improvements will enable Burton Katzman to better market the site for potential tenants.

Mr. Keenan noted two key items, the first related to truck traffic. He explained based on the usable floor area for the light industrial portion of the building it is anticipated that daily truck traffic for any light industrial use occupying the site would result in approximately six trucks per day. The second item pertained to the developer's commitment to prep the parking lot for eight future electric vehicle charging stations.

Mr. Keenan stated the total investment for this project, excluding the cost of acquisition, is estimated between \$4.5 and \$6.5 million, depending on the interior build to accommodate tenants. The renovations are expected to begin in July 2016 with completion expected to take place in April 2017.

Mr. Conrad Schewe, Senior Vice President of Project Development at Burton Katzman LLC, 30100 Telegraph Road, Suite 366, Bingham Farms stated Burton Katzman has the former GKN Headquarters building under contract. It was built to suit for that particular tenant's needs at the time.

Mr. Schewe stated it is a fantastic building with great bones. The primary reason Burton Katzman is petitioning the Planning Commission is, it is very difficult to find a tenant to fill the building with its specific design. It has been sitting empty for some time with plenty of market exposure. No one has come forward to be that perfect fit. Mr. Schewe noted the office market is coming back and the light industrial market has stayed strong, but to find a user with both of those components is tough. The vision and request for the property is to split the building in two with each tenant and area being a stand-alone building. One building would be a 50,000 square foot, two story Contemporary Office Building. The Industrial Building would have a 64,000 square foot footprint with a 14,000 square foot mezzanine for a total of approximately 78,000 square feet. The plan is to separate the existing building to create two separate and distinctive buildings with their own entrances and parking lots. Each building would be fully sprinkled, meeting and complying with all building department code issues. Mr. Schewe discussed the outside aesthetics of the building and the adjustment and changes to be made. They

have had many inquiries of users with various sizes regarding the two buildings, but do not have any contracted tenants at this time.

Mr. Ouellette asked what type of truck traffic they anticipate with the industrial building.

Mr. Schewe stated there would be a variety of truck traffic. In the Auburn Hills market, industrial buildings tend to be more of the high tech R & D type of users. They do not anticipate any type of warehouse distribution user, which would have a lot of semi-truck deliveries. They envision deliveries related to some type of light assembly with 6 trips a day being a reasonable number.

Mr. Ouellette questioned the shared wall between an office business with a light industrial business and how it would work regarding compatibility and sound levels.

Mr. Schewe said they are very comfortable with any issues. He informed the Planning Commission there is a three hour fire wall between the two uses. He indicated on the overhead graphic, at the point where the two buildings meet, a stair core provides a redundant wall separation. Also, both the office building and the industrial building would exit out into the stair corridor as a means of egress. From a sound perspective, they are comfortable and do not anticipate any issues or problems. Mr. Schewe further stated the design of the office portion in the industrial building abuts with the office building. This will also aid in keeping the noise level of the industrial portion separated from the office building user.

Mr. Ouellette inquired if Mr. Schewe has done this type of project before.

Mr. Schewe replied no, he had not.

Chairperson Ouellette opened the public hearing at 7:18 p.m.

Mr. David Heilbrun, 4260 Bald Mountain Road, Auburn Hills, MI stated the design looked like a prison to him. He further questioned how it was determined there would only be six trucks per day since the industrial building user has not been determined.

Mr. Keenan responded both the applicant's engineer and the city's engineer reviewed the daily truck generation rate based on the square footage and the type of use for the building. Using those specific calculations, it came out to six trucks per day. Also, the agreement and approval made will limit the amount of trucks per day to six.

Chairperson Ouellette closed the public hearing at 7:20 p.m.

Moved by Mr. Beidoun to recommend to City Council approval of the Special Land Use Permit, Site Plan and Tree Removal Permit to redevelop the existing building for office and light industrial use, subject to staff and consultant conditions.

Supported by Ms. Shearer.

VOTE: YES: Beidoun, Burmeister, Hitchcock, Justice, Mendieta, Ochs, Ouellette, Shearer

NO: None

Motion Carried (8-0)



CITY OF AUBURN HILLS

PLANNING COMMISSION AGENDA

MEETING DATE: NOVEMBER 13, 2024

AGENDA ITEM NO 7a.

COMMUNITY DEVELOPMENT

To: Chairperson Greg Ouellette and the Planning Commission
From: Steven J. Cohen, AICP, Director of Community Development
Submitted: November 1, 2024
Subject: Architectural Design Policy Update
Motion – Recommendation to City Council for Approval of the Revised Policy

INTRODUCTION AND HISTORY

Last December, at its study meeting, the Planning Commission asked staff to revisit the City's Architectural Design Policy to confirm that it still conforms with the community's desire *"to promote architectural design that is harmonious with adjacent structures and sensitive to the natural environment."* The current policy was adopted a little over 22 years ago. It is noted that no single architectural style is mandated within the City by the policy, consistent with the State enabling act and case law.

The design standards outlined in the policy have served the community well. They have enabled staff to provide clear guidance to developers and architects working in the City regarding the level of design expected for new and substantially renovated non-residential, mixed-use, and multi-family buildings.

With the assistance of Planning Commissioner and architect Dominick Tringali, the enclosed policy statement has been updated with revisions and clarifications based on improvements in construction industry standards:

Generally, the updated policy statement now:

1. Expressly allows decorative metal panels and fiber cement materials on building facades.
2. Better explains how and where E.F.I.S. material may be used on a building.
3. Allows the staining of building materials following best practices and upon staff approval.
4. Explains that when an applicant is considering roof forms, it is recommended that the architecture of surrounding buildings be considered, and rooflines of new buildings should incorporate changes and variations to create and enhance interest.
5. Better outlines expectations for the architecture, including "four-sided architecture" and the massing of a building when viewed from all sides.
6. Details the reasons why the policy statement was created and that the City Council has authorized staff to communicate the expectations of City leaders to ensure an acceptable architectural design is implemented.

It is noted that photos of "preferred" architecture within the City were removed from the updated policy statement, as staff works to direct applicants to appropriate examples of preferred architecture within and outside the City on a case-by-case basis.

RECOMMENDED ACTION

Move to recommend the approval of the amended City of Auburn Hills Architectural Design Policy to the City Council.



ADOPTED 9-19-02
DRAFT REVISION - 11-01-24

ARCHITECTURAL DESIGN POLICY

Purpose

The City of Auburn Hills seeks to promote architectural design that is harmonious with adjacent structures and sensitive to the natural environment. No single architectural style will be mandated within the City. However, the reliance on or use of a standardized “corporate or franchise” style is strongly discouraged unless it can be shown to the Planning Commission and City Council’s satisfaction that such style meets the objectives noted below. Strongly thematic architectural styles associated with some chain restaurants, gas stations, big box retailers, and service stores are discouraged and, if utilized, will be requested to be modified to be compatible with the City’s design objectives.

The primary purpose of this policy statement is to achieve the following goals:

1. Enhance and protect Auburn Hills’ quality of life and community image through agreed-upon architectural design objectives.
2. Protect and promote Auburn Hills’ long-term economic vitality through architectural design objectives that encourage high-quality development while discouraging less attractive and less enduring alternatives.
3. Facilitate innovative and creative building design and development.

Design Objectives

The following architectural design objectives are intended to apply to all non-residential, mixed-use, and multi-family residential developments within the City. New building construction shall employ design strategies and building materials that evoke a sense of quality and permanence: High-quality construction and materials should be used to ensure that buildings will not look dated or worn down over time nor require excessive maintenance:

1. Exterior Building Materials. Exterior building materials should be aesthetically pleasing and compatible with the materials and colors of nearby structures. Predominant exterior building façade materials shall consist of high-quality, durable products. Durable building materials such as brick, sandstone, decorative metal panels, decorative concrete masonry units, wood, and glass are recommended. External Insulation Finished Systems (E.I.F.S) material should not be used as a primary exterior wall cladding system material. Where it is to be used, E.I.F.S. should be appropriate based on the design intent of the building and limited to accent applications above the pedestrian level (approximately 10 feet above ground). Fiber cement materials are an acceptable replacement for E.I.F.S. and should be limited to accent applications.
2. Exterior Material Colors. Building colors should accent, blend with, or complement surroundings. Façade colors are recommended to be earth tone colors, which are low reflectance, subtle, and neutral (e.g., grays, greens, burgundies, browns, and tans). The coloring of all materials should be integral to the product and not painted on the product's surface, as deemed feasible by City staff. The City may allow the staining of brick, concrete masonry units, and precast panels to add or change the color of the materials upon review

and acceptance of the application and methods by City staff. The use of high-intensity colors, metallic colors, black, or fluorescent colors is discouraged. Primary colors are requested to be reserved for trim and accent.

3. Roof Forms. Consideration should be given to the architecture of surrounding buildings, and complementary building elements, trim, or architectural style should be incorporated. Rooflines should incorporate changes and variations to create and enhance interest and avoid the monotony of design. Rooflines should be articulated in detail in a way appropriate to the chosen style. The appearance of flat roofs should be avoided. Flat roofs shall be allowed, provided the building design includes changes in facade height along the building length. Using hipped, gable, gambrel, or other roof forms is encouraged.
4. Four-Sided Architecture and Building Massing. Exterior building walls on all sides of the building should include materials and design characteristics consistent with those on the front. The effect of a single, long, or massive wall with no relation to human scale is not acceptable. Building articulation and modulation are recommended to provide visual relief for large wall areas. Building massing elements should be utilized, such as varied rooflines, varied facade materials, varied facade planes, upper story setback, windows, etc., to reduce the apparent size of the building. Glass at the ground level should be clear and unobstructed to allow visual access to the building's active interior uses such as retail display, product production or office space. Mirrored glass and dark-tinted glass are highly discouraged. The building design should also consider and be in context with its surroundings.
5. Mechanical Unit Screening. In accordance with Zoning Ordinance requirements, rooftop mechanical installations shall be appropriately screened to block the view from adjacent public and private streets and properties. Such screening shall match or complement the overall theme of the building.

Design Review and Implementation

This policy was created to outline the City's general expectations for architectural design and is not intended to be comprehensive or serve as a detailed guide. The Planning Commission and City Council have authorized City staff to communicate the community's design expectations as part of the administrative development review process to facilitate the creation of site plans that are deemed potentially acceptable for the Planning Commission's recommendation for approval and final City Council approval.

Materials and colors must be labeled and keyed on the building elevation drawings in the site plan package. In addition to providing building elevation drawings, petitioners are expected to provide realistic perspective illustrative drawings showing the proposed building in context with the site and a material sample building displaying all proposed exterior materials. Product brochures, specification sheets, and/or photos may be submitted in lieu of a material sample board if authorized by staff.



ARCHITECTURAL DESIGN POLICY

Purpose

The City of Auburn Hills seeks to promote architectural design which ~~that~~ is harmonious with adjacent structures and sensitive to the natural environment. No single architectural style will be mandated within ~~the City Auburn Hills~~. However, the reliance on or use of a standardized “corporate or franchise” style is strongly discouraged unless it can be shown to the Planning Commission and City Council’s satisfaction that such style meets the objectives noted below. Strongly thematic architectural styles associated with some chain restaurants, gas stations, big box ~~retailers~~, and service stores are discouraged and, if utilized, will be ~~requested~~ recommended to be modified to be compatible with the City’s design objectives.

The primary purpose of this policy statement is to achieve the following goals:

- **1.** Enhance and protect Auburn Hills’ quality of life and community image through agreed-upon architectural design objectives; ~~and~~
- **2.** Protect and promote Auburn Hills’ long-term economic vitality through architectural design objectives which ~~that~~ encourage high-quality development while discouraging less attractive and less enduring alternatives.
- **3.** Facilitate innovative and creative building design and development.

Design Objectives

The following architectural design objectives are intended to apply to all non-residential, ~~mixed-use~~, and multi-family residential developments within the City. New building construction shall **employ design strategies and building materials that evoke a sense of quality and permanence:** ~~provide a sense of permanence and timelessness.~~ High-quality construction and materials should be used to ensure that buildings will not look dated or worn down over time nor require excessive maintenance:

- **1. Exterior Building Materials.** Exterior building materials should be aesthetically pleasing and compatible with ~~the~~ materials and colors of nearby structures. Predominant exterior building façade materials shall consist of high-quality, durable products. Durable building materials such as brick, sandstone, fieldstone, **decorative metal panels**, decorative concrete masonry units, wood, and glass are recommended. External Insulation Finished Systems (E.I.F.S) material should ~~only be utilized on the building trim and accent areas.~~ The use of E.I.F.S. as a predominant façade material is discouraged. **not to be used as a primary exterior wall cladding system material. Where it is to be used, E.I.F.S. should be appropriate based on the design intent of the building and limited to accent applications above the pedestrian level (approximately 10 feet above ground). Fiber cement materials are an acceptable replacement for E.I.F.S. and should be limited to accent applications.**
- **2. Exterior Material Colors.** Building colors should accent, blend with, or complement surroundings. Façade colors are recommended to be earth tone colors, which are low reflectance, subtle, and neutral (e.g., grays, greens, burgundies, browns, and tans). The coloring of all materials should be integral to the product and not painted on the ~~product’s surface of said product,~~ **as deemed feasible by City staff. The City may allow the staining of brick, concrete masonry units, and precast panels to add or change the color of the**

materials upon review and acceptance of the application and methods by City staff. The use of high-intensity colors, metallic colors, black, or fluorescent colors is discouraged. Primary colors are requested to be reserved for trim and accent.

- **3. Roof Forms. Consideration should be given to the architecture of surrounding buildings, and complementary building elements, trim or architectural style should be incorporated. Rooflines should incorporate changes and variations to create and enhance interest and avoid the monotony of design. Rooflines should be articulated in detail appropriate to the chosen style. The appearance of flat roofs should be avoided. Flat roofs shall be allowed, provided the building design includes changes in facade height along the building length. Using hipped, gable, gambrel, or other roof forms is encouraged.** The pitched roof designs are highly recommended for low rise retail, office, and multi family residential buildings utilizing asphalt shingles or standing seam metal panels. Flat roofs are not encouraged. In the case of strip malls, big box stores, and shopping centers, such buildings shall provide elevations which reflect this objective through variations in facade setback and parapet wall presentations. Roof colors are requested to be muted and compatible with the dominant building color;
- **4. Four-Sided Architecture and Building Massing. Exterior building walls on all sides of the building should include materials and design characteristics consistent with those on the front. The effect of a single, long, or massive wall with no relation to human scale is not acceptable. Building articulation and modulation are recommended to provide visual relief for large wall areas. Building massing elements should be utilized, such as varied rooflines, varied facade materials, varied facade planes, upper story setback, windows, etc., in order to reduce the apparent size of the building. Glass at the ground level should be clear and unobstructed to allow visual access to the building's active interior uses such as retail display, product production or office space. Mirrored glass and dark-tinted glass are highly discouraged. The building design should also take into account and be in context with its surroundings.** Long blank walls on retail buildings are to be avoided through the use of foundation landscaping and architectural details and features. Large scale retail buildings are encouraged to have height variations to reduce scale and give the appearance of distinct elements.
- **5. Mechanical Unit Screening.** Lastly, in accordance with Zoning Ordinance requirements, rooftop mechanical installations shall be appropriately screened so as to block the view from adjacent public and private streets and properties. Such screening shall match or complement the overall theme of the building.

Design Review and Implementation

This policy was created to outline the City's general expectations for architectural design and is not intended to be comprehensive or serve as a detailed guide. The Planning Commission and City Council have authorized City staff to communicate the community's design expectations as part of the administrative development review process to facilitate the creation of site plans that are deemed potentially acceptable for the Planning Commission's recommendation for approval and final City Council approval.

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

September 19, 2002

CALL TO ORDER: Mayor Harvey-Edwards called the City Council/Planning Commission Meeting to order at 7:35 p.m.

ROLL CALL PLANNING COMMISSION:

Present. Beckett, Beidoun, Hurt-Mendyka, Marien, McKissack, Nahass,
Newkirk, Ouellette, Schoonfield
Absent. None

ROLL CALL CITY COUNCIL:

Present. Mayor Harvey-Edwards, Mayor Pro Tem Pillsbury, Council
Members Kittle, McMillin, Newkirk, Sendegas
Absent. McDonald
Also Present. Community Development Director McBroom, City Planner
Cohen, TIFA Chairperson Bennett, City Attorney Beckerleg,
Water Resources Coordinator Keenan, City Engineer Jessica
Jansen
11 Guests

LOCATION: Public Safety Building, Community Room, 1899 N. Squirrel Road, Auburn Hills MI 48326

PERSONS WISHING TO BE HEARD - none.

SPECIAL PLANNING ISSUES:

1. Review of Planning Commission consensus on Architectural Design

Mr. Cohen reviewed his memo dated September 13, 2002 with the following recommendations:

The Planning Commission would like to review their consensus in regard to architectural design and building materials with the City Council to confirm that they are moving in the right direction.

Since the development of the Costco store in early 2000, the Community Development Department has been encouraging developers to use quality building materials with earth tone colors on their new construction. This has caused developers of chain restaurants, big box stores, and even smaller retail businesses to be creative and alter their "brand." This change has not been easy, since more durable materials such as brick, stone, and decorative block tend to cost more money.

*I approached the Planning Commission on September 5, 2002 to request clear direction in regard to architectural design and building materials, in relation to our community's character. I provided a PowerPoint presentation which focused on commercial development in the City (which is enclosed). **The Planning Commission recommended to City Council that the Community Development Department draft a policy statement which would explain the City's architectural design and building material preferences for all types of developments (commercial, industrial, and residential). The policy would include text and pictures of the "character" the City would like to promote.***

It should be noted that such a policy would not have the force of law; however, it would give clear direction to developers. We look forward to discussing this issue with the Council.

Mr. Cohen provided an extensive Power Point presentation on architectural design.

Mr. Cohen stated the Planning Commission discussed the following issues

1. What is our community character?
2. What level of control does the City wish to have over building design and materials?
3. Understanding E.I.F.S.
4. Developers and their "Brand".
5. What is the "Costco Doctrine"?
6. What do we do next?

Mr. Cohen explained the "Costco Doctrine" came about because of the February 2000, City Council meeting. All of City Council looked at the plan for Costco and decided it wasn't right for Auburn Hills. It was a metal sided building that didn't fit in the community, which was a wake up call for staff to start looking more closely at building designs. A committee was formed by the City to review the Costco design and give input to the developers on what the City would prefer to see. Thus the "Costco Doctrine" was born.

Mr. Cohen discussed E.I.F.S. materials, noting many building are constructed with "EIFS" or "Drivit". He explained this is a method that is used very frequently since it is relatively inexpensive. The construction consists of adhering styrofoam-type panels to the framing of the building that have been sprayed with an exterior coating. It is very light weight and manufacturers of this material say it is very durable. After some time it becomes stained and can be easily cracked or broken. Mr. McBroom stated it is a material that must be painted, and in its raw form it is whitish.

Using the photographs, Mr. Cohen demonstrated how the color, texture, and material that is used on a building can create a visual impact, be it either good or bad. Mr. Cohen stated he would prefer to encourage the use of durable and natural materials on buildings and using the EIFS as a trim product.

Mr. Cohen explained he reviewed the Ethan Allen site plan and was concerned with the mechanical units on the roof being screened, not realizing that building was all EIFS. Mr. Cohen said over time it could become worn and dirty, unless it's maintained. Mr. McBroom suggested the use of building materials be that require less maintenance.

Mr. Cohen asked if the City wanted to be concerned with unique buildings that have their own character such as Rio Bravo! and Joe's Crab Shack.

Ms. Harvey-Edwards stated when Meijer's brought in their site plan, they intended to construct their typical big box store. Mr. McDonald insisted that it wasn't in the character of the Auburn Mile, and advised them to put in their most upscale model.

Mr. McBroom explained this is proposed as a City policy, not an ordinance so there can be some flexibility.

Ms. Harvey-Edwards stated by the time City Council sees a site plan all of these type matters have been taken care of.

Mr. Cohen stated that with a policy in place, the Community Development Department has more clear direction when reviewing site plans.

Mr. Pillsbury questions if having a policy wouldn't be the same as dictating a façade. Mr. Beckerleg explained with a written policy giving some direction at the beginning of the process, it wouldn't appear that the City Council is coercing a developer to do something out of the ordinary. Mr. Pillsbury stated he was for this but wanted assurance it wouldn't put the City in a position of being accused of being dictatorial.

It was the consensus of the City Council to accept the design policy.

Mr. McMillin asked how Mr. Cohen handled developers who prefer not to make changes to their site plans as suggested by the Community Development Department. Mr. Cohen explained he makes the developer aware of what the City is looking for in character and design and stresses the importance of what the City is looking for. If they choose not to make the changes, Mr. Cohen said he makes the developer aware that there may be questions from City Council and Planning Commission on the design. Mr. McMillin contended if we request higher quality buildings, then the company will pass those extra costs on to the public, such as higher prices at Target or more expensive burgers than at another store. Mr. McBroom assured Mr. McMillin if a developer chose not to follow any of the policy suggestions, that the Community Development Department would not prevent the petitioner from submitting their site plan to Planning Commission and City Council. Mr. Pillsbury didn't agree that companies would raise prices, as suggested by Mr. McMillin.

Ms. Hurt-Mendyka asked if the adoption of this policy would need a public hearing, or if it could be adopted now. Mr. McBroom explained no public hearing is needed, and it could be adopted tonight or put on agendas for a formal adoption.

Moved by Ms. Hurt-Mendyka, that the Planning Commission recommends to City Council to accept the Community Development Department's policy statement which would explain the City's architectural design and building material preferences for all types of developments (commercial, industrial, and residential). The policy would include text and pictures of the "character" the City would like to promote.

Supported by Mr. Newkirk.

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

Motion Carried

There was a brief discussion of the use of fieldstone, determining it isn't always necessary to use it on all buildings.

Moved by Mr. Pillsbury to accept the recommendation of the Planning Commission's motion for the City of Auburn Hills architectural design policy.

Supported by Mr. Kittle.

**VOTE: Yes: Pillsbury, McMillin, Kittle, Sendegas, Newkirk, Harvey-Edwards
 No: None**

Motion Carried (6-0)

The meeting was adjourned at 10:40 p.m.

Kathleen Novak
Records Retention Clerk

City of Auburn Hills Architectural Design Policy

Purpose

The City of Auburn Hills seeks to promote architectural design which is harmonious with adjacent structures and sensitive to the natural environment. No single architectural style will be mandated within Auburn Hills. However, the reliance on or use of a standardized "corporate or franchise" style is strongly discouraged, unless it can be shown to the Planning Commission and City Council's satisfaction that such style meets the objectives noted below. Strongly thematic architectural styles associated with some chain restaurants, gas stations, big box, and service stores are discouraged and, if utilized, will be recommended to be modified to be compatible with the City's design objectives.

The primary purpose of this policy statement is to achieve the following goals:

- Enhance and protect Auburn Hills' quality of life and community image through agreed upon architectural design objectives; and
- Protect and promote Auburn Hills' long-term economic vitality through architectural design objectives which encourage high quality development, while discouraging less attractive and less enduring alternatives.

Design Objectives

The following architectural design objectives are intended to apply to all non-residential and multi-family residential development within the City. New building construction shall provide a sense of permanence and timelessness. High quality construction and materials should be used to ensure that buildings will not look dated or worn down over time, nor require excessive maintenance:

- Exterior building materials should be aesthetically pleasing and compatible with materials and colors of nearby structures. Predominant exterior building facade materials shall consist of high quality, durable products. Durable building materials such as brick, sandstone, fieldstone, decorative concrete masonry units, wood, and glass are recommended. External Insulation Finished Systems (E.I.F.S.) material should be utilized only on the building trim and accent areas. The use of E.I.F.S. as a predominant facade material is discouraged;
- Building colors should accent, blend with, or complement surroundings. Facade colors are recommended to be earth tone colors which are low reflectance, subtle, and neutral (e.g., grays, greens, burgundies, browns, and tans). The coloring of all materials should be integral to the product and not painted on the surface of said product. The use of high intensity colors, metallic colors, black or fluorescent colors is discouraged. Primary colors are requested to be reserved for trim and accent areas. Exposed neon tubing is not an acceptable feature on buildings;
- The pitched roof designs are highly recommended for low-rise retail, office, and multi-family residential buildings utilizing architectural asphalt shingles or standing-seam metal panels. Flat roofs are not encouraged. In the case of strip malls, big box stores, and shopping centers; such buildings shall provide elevations which reflect this objective through variations in facade setback and parapet wall presentations. Roof colors are requested to be muted and compatible with the dominant building color;
- Long blank walls on retail buildings are to be avoided through the use of foundation landscaping and architectural details and features. Large scale retail buildings are encouraged to have height variations to reduce scale and give the appearance of distinct elements; and
- Lastly, in accordance with Zoning Ordinance requirements, roof top mechanical installations shall be appropriately screened so as to block the view from adjacent public and private streets and properties. Such screening shall match or compliment the overall theme of the building.

Examples of Auburn Hills Civic Buildings



Public Safety Building - 1899 N. Squirrel Road



Community Development Building - 1827 N. Squirrel Road



Fire Station #3 - 3253 Joslyn Road



Department of Public Works - 1500 Brown Road



Public Library—3400 E. Seyburn Drive

Examples of Chain Stores with Upgraded Building Materials



Discount Tire – 200 Brown Road



Wendy's Restaurant – 130 Brown Road



McDonald's Restaurant – 4435 Lapeer Road



Olive Garden Restaurant – 700 Brown Road



Home Depot – 4150 Joslyn Road

Examples of Buildings Illustrating Appropriate Design



Hillfield Industrial Park – 2211 Auburn Road



Makino Building – 2600 Superior Court



Valeo Building – 4100 N. Atlantic Boulevard



Oakland Euro Center – 3201 E. University Drive

Examples of Buildings Illustrating Appropriate Design



Osmic, Inc. – 1900 Taylor Road



AH Christian Center - 2592 E. Walton Boulevard



Cobblestone Manor Historic Inn – 3151 University Drive



GKN Automotive, Inc. - 3300 University Drive



AH Shopping Center - 3901 Baldwin Road

Examples of Buildings Illustrating Appropriate Design



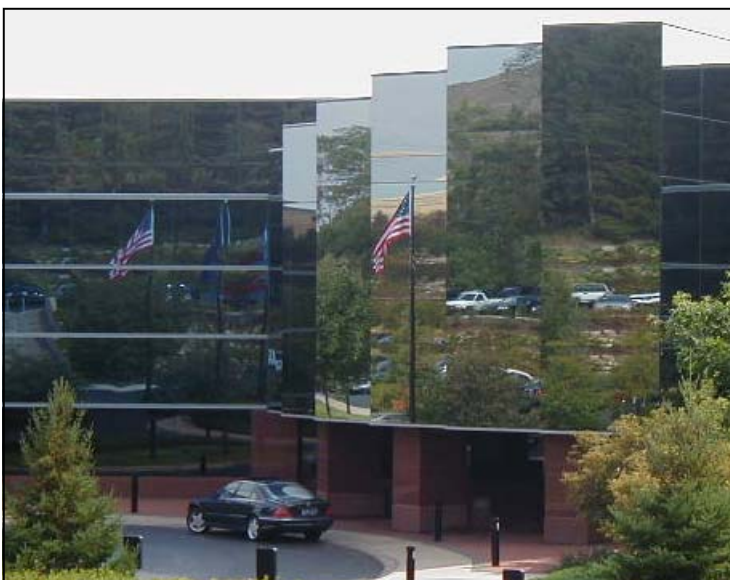
Volkswagen – 3800 Hamlin



DaimlerChrysler – 800 Chrysler Drive



Koll Corporate Center – 900 N. Squirrel Road



Guardian Industries – 2300 Harmon Road



Goertz & Schiele – 1750 Summit Drive

2025 Calendar - US

Full-year calendar designed for printing on 1 page.

Downloaded from WinCalendar.com

WinCalendar January 2025						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
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WinCalendar February 2025						
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WinCalendar March 2025						
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WinCalendar April 2025						
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WinCalendar May 2025						
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WinCalendar June 2025						
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22	23	24	25	26	27	28
29	30					

WinCalendar July 2025						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

WinCalendar August 2025						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

WinCalendar September 2025						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

WinCalendar October 2025						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

WinCalendar November 2025						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

WinCalendar December 2025						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

Date	Holiday
Jan 1	New Year's Day
Jan 20	Martin Luther King Jr.
Feb 22	Washington's Birthday
May 26	Memorial Day
Jun 19	Juneteenth
Jul 4	Indep. Day
Sep 1	Labor Day
Oct 13	Columbus Day
Nov 11	Veterans Day
Nov 27	Thanksgiving Day
Dec 25	Christmas
(April 18	Good Friday)

	City Council Meeting
	Election Day

	City Hall Closed
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	PC Meeting
	ZBA Meeting

	MAP Conference
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For online version of this Calendar see:

<https://www.wincalendar.com/2025-Holiday-Calendar>