



AUBURN HILLS MEETING SCHEDULE

248-370-9402 | WWW.AUBURNHILLS.ORG

APRIL, 2023

DAY	TITLE	TIME	LOCATION
3	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
5	Planning Commission	7:00 PM	Council Chamber 1827 N. Squirrel Road
10	Library Board	7:00 PM	Auburn Hills Public Library 3400 Seyburn Drive
11	Tax Increment Finance Authority	4:00 PM	Administrative Conference Room 1827 N. Squirrel Road
13	Election Commission	5:30 PM	Public Safety Building 1899 N. Squirrel Road
13	Zoning Board of Appeals	7:00 PM	CANCELED
17	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
18	Brownfield Redevelopment Authority	6:00 PM	CANCELED
24	City Council Goals & Objectives Workshop	5:30 PM	Public Safety Building 1899 N. Squirrel Road

NOTE: Anyone planning to attend the meeting who has need of special assistance under the American's with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248.370.9402 48 hours prior to the meeting. Staff will be please to make the necessary arrangements. PLEASE BE ADVISED, DUE TO A LACK OF AGENDA ITEMS, SOME MEETINGS MAY BE CANCELED.



AUBURN HILLS MEETING SCHEDULE

248-370-9402 | WWW.AUBURNHILLS.ORG

MAY, 2023

DAY	TITLE	TIME	LOCATION
1	City Council Workshop	5:30 PM	Administrative Conference Room 1827 N. Squirrel Road
1	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
3	Planning Commission	7:00 PM	Council Chamber 1827 N. Squirrel Road
8	Downtown Development Authority	6:00 PM	Hawk Woods 3799 Bald Mountain Road
8	DDA/TIFA Joint Meeting	6:15 PM	Hawk Woods 3799 Bald Mountain Road
8	Library Board	7:00 PM	Auburn Hills Public Library 3400 Seyburn Drive
9	Tax Increment Finance Authority	4:00 PM	Administrative Conference Room 1827 N. Squirrel Road
11	Zoning Board of Appeals	7:00 PM	Council Chamber 1827 N. Squirrel Road
15	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
16	Brownfield Redevelopment Authority	6:00 PM	Administrative Conference Room 1827 N. Squirrel Road
23	Public Safety Advisory Committee	5:00 PM	Public Safety Building 1899 N. Squirrel Road

NOTE: Anyone planning to attend the meeting who has need of special assistance under the American's with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248.370.9402 48 hours prior to the meeting. Staff will be please to make the necessary arrangements. PLEASE BE ADVISED, DUE TO A LACK OF AGENDA ITEMS, SOME MEETINGS MAY BE CANCELED.



CITY OF AUBURN HILLS
MONDAY, APRIL 17, 2023
Regular City Council Meeting ♦ 7:00 PM

Council Chamber, 1827 N. Squirrel Road, Auburn Hills MI
248-370-9402 ♦ www.auburnhills.org

- 1. MEETING CALLED TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL OF COUNCIL**
- 4. APPROVAL OF MINUTES**
 - 4a. City Council Regular Meeting Minutes, April 3, 2023.
- 5. APPOINTMENTS AND PRESENTATIONS**
 - 5a. Presentation recognizing Craig Capen's years of service on the Auburn Hills Brownfield Redevelopment Authority.
 - 5b. Presentation of the Innovative Programming Award for the Feed Your Soul event from the Michigan Recreation & Park Association, presented by Assistant Director of Recreation & Senior Services Beckett.
- 6. PUBLIC COMMENT**
- 7. CONSENT AGENDA**

All items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

 - 7a. Board and Commission Minutes
 - 7a1. Zoning Board of Appeals, February 9, 2023
 - 7a2. Brownfield Redevelopment Authority, March 28, 2023
 - 7a3. Planning Commission, April 5, 2023
 - 7b. Motion – To approve a change order to the professional services agreement with Rich & Associates to conduct a downtown parking study.
 - 7c. Motion – To adopt a Resolution in support of pension funding for communities that followed best practices.
- 8. UNFINISHED BUSINESS**
- 9. NEW BUSINESS**
 - 9a. Public Hearing/Motion – To adopt an ordinance to amend Chapter 74 to repeal existing Article I – Stormwater Discharge and to adopt a new Article I – Stormwater Management, to comply with EGLE's Municipal Separate Storm Sewer System permit requirements on Second Reading.
 - 9b. Motion – To approve the Site Plan and Tree Removal Permit / Atlantic Boulevard - Light Industrial Speculative Building.
 - 9c. Motion – To approve the Special Land Use Permit, Site Plan, and Tree Removal Permit / Magna Seating.
 - 9d. Motion – To approve the 2023 Paving Program (Canadian Streets & Paramount Estates) Bid Award, Construction Engineering/Observation and Contract Administration Services to OHM Advisors, and Material Testing Services to G2 Consulting.
- 10. COMMENTS AND MOTIONS FROM COUNCIL**
- 11. CITY ATTORNEY REPORT**
- 12. CITY MANAGER REPORT**
- 13. CLOSED SESSION**
 - 13a. Closed session to discuss labor negotiations/potential Collective Bargaining Agreement.
- 14. ADJOURNMENT**

City Council meeting minutes are on file in the City Clerk's Office. NOTE: Anyone planning to attend the meeting who has need of 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 prior to the meeting. Staff will be pleased to make the necessary arrangements.



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: APRIL 17, 2023

AGENDA ITEM NO 4A

CITY COUNCIL



CITY OF AUBURN HILLS REGULAR CITY COUNCIL MEETING

DRAFT

APRIL 3, 2023

CALL TO ORDER: Mayor McDaniel at 7:00 PM.

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

Present: Mayor McDaniel, Council Members Carrier, Cionka, Hawkins, Knight, and Marzolf

Absent: Council Member Verbeke

Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Beckerleg, City Clerk Pierce, Police Chief Gagnon, Fire Chief Massingill, Senior Services Director Adcock, Senior Services Coordinator Beckett, DPW Director Baldante, Accountant Winter, Management Assistant Hagge, Engineer Juidici

7 Guests

4. APPROVAL OF MINUTES

4a. City Council Regular Meeting Minutes, March 20, 2023.

Moved by Knight, Seconded by Carrier.

RESOLVED: To approve the City Council Regular Meeting Minutes of March 20, 2023.

VOTE: Yes: Carrier, Cionka, Hawkins, Knight, Marzolf, McDaniel

No: None

Resolution No. 23.04.038

Motion Carried (6- 0)

5. APPOINTMENTS AND PRESENTATIONS

5a. Motion – To confirm the appointment of Karen Adcock as Director of Recreation and Senior Services.

Mr. Tanghe presented the new organizational chart combining Recreation and Senior Services. Karen Adcock has been appointed as the Director of Recreation and Senior Services. She will be supported in this role by the newly created position of Deputy Director of Recreation and Senior Services. He shared that there will also be four program coordinators to support the department.

Ms. Adcock thanked Mr. Tanghe and Mr. Skopek for the ability to be in this position and looks forward to a good working relationship with City Council.

Moved by Marzolf, Seconded by Hawkins.

RESOLVED: To confirm the appointment of Ms. Karen Adcock to the position of Director of Recreation and Senior Services, effective April 10, 2023, with an annual salary of \$80,991.

VOTE: Yes: Carrier, Cionka, Hawkins, Knight, Marzolf, McDaniel

No: None

Resolution No. 23.04.039

Motion Carried (6- 0)

6. PUBLIC COMMENT

Mary Hatt of 3131 N. Squirrel Rd., #147, Auburn Hills, MI addressed City Council on several items.

7. CONSENT AGENDA

7a. Board and Commission Minutes

7a1. Downtown Development Authority, March 13, 2023

7a2. Tax Increment Finance Authority, March 14, 2023

RESOLVED: To receive and file the Board and Commission Minutes.

7b. Motion – To receive and file the encumbrance 2023 budget amendment.

RESOLVED: To receive and file the encumbrance 2023 budget amendment increasing the 2023 budget for encumbered goods or services not yet received as of 12/31/2022.

7c. Motion – To amend the 2023 budget to complete the Non-Union Compensation Study.

RESOLVED: To amend the FY2023 General Fund budget by increasing appropriations by \$12,300 to complete the Compensation Study for the City of Auburn Hills' Non-Union Personnel.

Moved by Knight, Seconded by Cionka.

RESOLVED: To approve the Consent Agenda.

VOTE: Yes: Carrier, Cionka, Hawkins, Knight, Marzolf, McDaniel

No: None

Resolution No. 23.04.040

Motion Carried (6- 0)

8. UNFINISHED BUSINESS

9. NEW BUSINESS

9a. Motion – To approve the MDOT Contract for Harmon Road Improvements.

Mr. Baldante presented the resolution to accept the conditions and contract with the Michigan Department of Transportation (MDOT) for the rehabilitation of Harmon Road from Joslyn Road to Lapeer Road. This project will be receiving approximately \$2.376M in federal funds and requires an executed agreement between the City and MDOT. The City's portion of this project after federal funds is estimated to be \$498,341.00.

Moved by Cionka, Seconded by Carrier.

RESOLVED: To approve the resolution to enter into contract 23-5068 with the Michigan Department of Transportation for the Harmon Road Improvements Project. (Attachment A)

VOTE: Yes: Carrier, Cionka, Hawkins, Knight, Marzolf, McDaniel
No: None

Resolution No. 23.04.041

Motion Carried (6- 0)

9b. Motion – To approve the OHM Scope of Construction Services for the Harmon Road Rehabilitation Project.

Mr. Baldante explained the Scope of Construction Services that would be provided by OHM for the Harmon Road Rehabilitation Project, including OHM services and G2 Material testing for the amount of \$279,000.00.

Moved by Carrier, Seconded by Cionka.

RESOLVED: To approve the Scope of Construction Engineering Services to OHM Advisors for the Harmon Road Rehabilitation Project to be paid from fund 401-901-973.000-21BDHARMONRD.

VOTE: Yes: Carrier, Cionka, Hawkins, Knight, Marzolf, McDaniel
No: None

Resolution No. 23.04.042

Motion Carried (6- 0)

10. COMMENTS AND MOTIONS FROM COUNCIL

Mayor McDaniel – He wished Mr. Hawkins a Happy Birthday.

Mr. Hawkins – He thanked everyone for their support during the passing of his Mother-in-Law.

Mr. Cionka – He shared that he was able to spend time at the Community Center and encouraged people to take advantage of all the services that are provided. He also shared that he recommends the Taste of Vietnam restaurant.

Mr. Marzolf – He congratulated Ms. Adcock on her new responsibilities with the City.

Mr. Knight – He provided an update from the Brownfield Redevelopment Authority.

Mr. Carrier – He congratulated Ms. Adcock on her new responsibilities and wished a Happy Birthday to Mr. Hawkins.

11. CITY ATTORNEY REPORT

12. CITY MANAGER REPORT

Mr. Tanghe – He commented that there will be a program updating the roads in the Canadian subdivision area. He also mentioned that on April 17, 2023, an internationally known artist will be painting a mural on the staircase wall in the lobby of City Hall.

13. ADJOURNMENT

Hearing no objections, the Mayor adjourned the meeting at 7:25 PM.

Kevin R. McDaniel, Mayor

Laura M. Pierce, City Clerk

ATTACHMENT A

Resolution

Be it resolved that

CONTRACT No. 23-5068, Control Section STU 63000, Job Number 210733CON

By and between the

MICHIGAN DEPARTMENT OF TRANSPORTATION

and the

CITY OF AUBURN HILLS

is hereby accepted.

The following Officials are authorized to sign the said contract:

Thomas A. Tanghe, City Manager

Stephen Baldante, DPW Director

Moved by:

Seconded by:

ADOPTED: AYES:

NAYES:

ABSENT:

I hereby certify that the foregoing is a true and correct copy of a resolution made and adopted at a regular meeting of the Auburn Hills City Council, on the 3rd of April, 2023.

Signed _____

Laura M. Pierce, City Clerk, City of Auburn Hills



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: APRIL 17, 2023

AGENDA ITEM NO 7A1

ZONING BOARD OF APPEALS



CITY OF AUBURN HILLS ZONING BOARD OF APPEALS MINUTES **NOT YET APPROVED**

February 9, 2023

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

1. **CALL TO ORDER:** Acting Chairman Boelter called the meeting to order at 7:02 p.m.
2. **ROLL CALL:** Present: Jay Boelter, Cheryl Verbeke, Greg Ouellette, Ryan Fox
Vacancies: 1
Also Present: Building Official Jeffrey Spencer, Recording Secretary Susan McCullough
Guests: 7

The Zoning Board of Appeals is authorized by State law to grant variances when the strict or literal application of the Zoning Ordinance would cause a “practical difficulty” for the applicant.

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

4. **PETITIONERS**

- 4a. **Public Hearing – ZBA 22-0002**, Alaa Alsaabee – Element Engineering Solutions. A 5-foot variance from the required 25-ft front yard setback off Margaret Street for a new house at 392 S. Squirrel Road, Parcel 14-36-154-028.

Acting Chairman Boelter explained the Principal Points for the Variance, as follows:

1. Strict compliance with ordinance standards would unreasonably prevent the applicant from using the property for a permitted purpose or would render conformity with the ordinance unnecessarily burdensome.
2. The request is the minimum relief needed to grant fairness to the applicant in a manner that is consistent with the level enjoyed by other property owners in the zoning district.
3. The problem is due to the unique circumstances of the property.
4. The problem is not self-created.

Acting Secretary Ouellette read into the minutes the supplemental application for item 4a.

Two hundred thirty-two (232) notices were mailed to property owners within 1,000 feet of the property. Mr. Spencer received two inquiries regarding the requested variance following the mailing of the notices.

Mr. Spencer reviewed his memorandum, which was included in the meeting packet. Zoning Ordinance 372, Section 1700 – Schedule of Regulations, states in part that minimum front yard setback for structures is twenty-five (25) feet from a property line, road right-of-way line, or private road right-of-way line, whichever is furthest into the property.

The petitioner proposes to build an attractive 2-story single-family home with an attached garage twenty (20) feet from the Margaret Street right-of-way line/property line in lieu of twenty-five (25) feet minimum front yard setback.

A five (5) foot variance will be required for the petitioner to proceed with the construction of the new house and garage.

The property is approximately fifty (50) feet wide by approximately one hundred and sixty (160) feet long. The property is a corner lot with property lines that extend into S. Squirrel Road and Margaret Street. This is the site of the former Margaret Street Party Store, which the city demolished three or four years ago because the two-story structure was dangerous and unsafe for the public.

The corner lot is subject to two twenty-five (25) foot front yard setbacks from both streets. The lots were platted at fifty (50) feet wide for most of Margaret Street and surrounding neighborhoods. Having two twenty-five (25) foot front yard setbacks does leave much room to construct a house.

Mr. Alaa Alsaabee, Element Engineering Solutions, 1411 Northway Street, Ferndale, MI 48220 was sworn in by acting Chairman Boelter. He presented his variance request and was available to answer any questions.

The Board asked Mr. Alsaabee about the size of the proposed house, and the location and size of the driveway.

Acting Chairman Boelter opened the public hearing at 7:24 p.m.

Douglas Frederick, 3237 Margaret Street, Auburn Hills, MI 48326, stated that he believes that this is a good proposal, but expressed concern with the distance between the proposed structure and his property line. Mr. Spencer assured Mr. Frederick that the structure would be at least 65' from his property line. Mr. Frederick also expressed concern with the tree branches over his property line and house, as well as concern that the property would become a rental or a multi-tenant facility. Mr. Frederick's concerns regarding the overhanging tree branches were addressed, as well as assurance that the property is not currently zoned for multiple family development.

There being no further public comments, acting Chairman Boelter closed the public hearing at 7:35 p.m.

Motion made by Fox in the matter of ZBA 22-0002, Alaa Alsaabee, Element Engineering Solutions, for property located at 392 S. Squirrel Road, Parcel 14-36-154-028, one (1) variance described as:

To allow a twenty (20) foot front yard setback for a new house off Margaret Street, in lieu of a twenty-five (25) foot setback, as required by Zoning Ordinance 372, Section 1700-Schedule of Regulations.

Be granted because the petitioner did demonstrate that practical difficulties exist in this case in that he did set forth facts which show that:

- 1. Strict compliance with ordinance standards would unreasonably prevent the applicant from using the property for a permitted purpose or would render conformity with the ordinance unnecessarily burdensome because this is a corner lot, having two front-yard setback requirements, per the Zoning Ordinance. In addition, compliance would prohibit a reasonable return on his investment.**
- 2. The request is the minimum relief needed to grant fairness to the applicant in a manner that is consistent with the level enjoyed by other property owners in the zoning district because of the setback requirements imposed on the property by strict definition of the Ordinance in that the property is considered to have two front yards. Also, the reduction allows the preservation of a clear line of sight at the intersection.**
- 3. The problem is due to the unique circumstances of the property because the property is considered to have two front yards. In addition, the property is very narrow.**
- 4. The problem is not self- created because the Ordinance treats corner lots as having two front-yard setback requirements. In addition, the petitioner purchased the property long after the property was originally platted.**

Seconded by Ouellette.

VOTE: **Yes: Boelter, Verbeke, Fox, Ouellette**
 No: None

Motion Passed (4-0)

4b. Public Hearing – ZBA 22-0003, Lizabeth Good and Mike Plaskey, 3313 Parkways Blvd., Auburn Hills, MI 48326. Variance to encroach into the twenty-five (25) foot wetland buffer area by nine (9) feet for a new house at 3440 N. Squirrel Road, Parcel 14-12-201-023.

Acting Chairman Boelter explained the Principal Points for the Variance, as follows:

1. Strict compliance with ordinance standards would unreasonably prevent the applicant from using the property for a permitted purpose or would render conformity with the ordinance unnecessarily burdensome.
2. The request is the minimum relief needed to grant fairness to the applicant in a manner that is consistent with the level enjoyed by other property owners in the zoning district.
3. The problem is due to the unique circumstances of the property.
4. The problem is not self-created.

Forty-three (43) notices were mailed to property owners within 1,000 feet of the property. Mr. Spencer stated that no correspondence was received with regard to the request. One voicemail was received asking about the proximity to the wetlands.

Mr. Spencer reviewed his memorandum, which was included in the meeting packet. Zoning Ordinance 372, Section 1700 – Schedule of Regulations table for R-1 single family districts under footnote (x) states in part that there shall be no disturbance to vegetation and no activity shall be permitted within twenty-five (25) feet of a regulated wetland or watercourse in all zoning districts.

The petitioner proposes to construct a new house with a maximum of nine (9) feet into the twenty-five (25) foot buffer. The home will incorporate approximately one hundred and twenty-five (125) square feet of the buffer as well. The encroachment is located at the southeast corner of the house. For the petitioners to proceed with their new house construction, they are asking for a nine (9) foot encroachment totaling one hundred twenty-five (125) square feet of area.

The property is approximately eight (80) feet wide by approximately four hundred (400) feet in length, totaling thirty-two thousand (32,000) square feet in area.

Acting Secretary Ouellette read into the minutes the development application for item 4a.

Mr. Mike Plaskey and Ms. Lizabeth Good, 3313 Parkways Blvd., Auburn Hills, MI 48326 were sworn in by acting Chairman Boelter. They presented the variance request and were available to answer any questions.

The Board asked about the location of the proposed house on the property, and whether a denial of the variance request would prohibit them from being able to build. The petitioner stated that they would not be able to build a home with a first-floor master bedroom. A house with a second story master would prohibit them from building on the property.

The petitioner explained that EGLE has delineated the wetland area. The proposed house would not be built into the wetland area, but rather would encroach on the 25-foot buffer that is required by the city. They were not aware of the location of the wetlands until EGLE provided a report based on the inspection of the vegetation on the property. EGLE will not require any permitting because the house will not encroach into the wetlands at all.

Acting Chairman Boelter opened the public hearing at 8:02 p.m.

There being no public comments, acting Chairman Boelter closed the public hearing at 8:02 p.m.

Motion made by Fox in the matter of ZBA 22-0003, Lizabeth Good and Mike Plaskey, for property located at 3440 N. Squirrel Road, Parcel 14-12-201-023, one (1) variance described as:

To allow the petition to construct a new house that will encroach the twenty-five (25) foot wetland buffer area by nine (9) feet.

Be granted because the petitioners did demonstrate that practical difficulties exist in this case in that they did set forth facts which show that:

1. Strict compliance with ordinance standards would unreasonably prevent the applicant from using the property for a permitted purpose or would render conformity with the ordinance unnecessarily burdensome because they were unaware of the wetlands boundary location on the property prior to purchase. They only became aware of the demarcation line following an inspection by EGLE.
2. The request is the minimum relief needed to grant fairness to the applicant in a manner that is consistent with the level enjoyed by other property owners in the zoning district because they will not disturb the wildlife or vegetation in the wetland.
3. The problem is due to the unique circumstances of the property because the rear of the property is dramatically covered with wetlands.
4. The problem is not self- created because they were unaware of the demarcation line at the time of purchase and the setting of that line is out of the control of the applicant.

Seconded by Verbeke.

VOTE: Yes: Boelter, Verbeke, Fox, Ouellette
 No: None

Motion Passed (4-0)

5. **APPROVAL OF MINUTES – October 13, 2022**

Moved by Verbeke to approve the minutes of October 13, 2022.

Second by Ouellette.

VOTE: Yes: Verbeke, Fox, Boelter, Ouellette
 No: None

Motion Passed (4-0)

6. **OLD BUSINESS/NEW BUSINESS**

6a. Discussion regarding change of meeting start time

Moved by Ouellette to amend the By-Laws of the Zoning Board of Appeals to change the start time for meetings to 6:30 p.m.

Second by Verbeke.

VOTE: Yes: Fox, Boelter, Ouellette, Verbeke
 No: None

Motion Passed (4-0)

7. **ELECTIONS**

Chairperson

Moved by Ouellette to nominate Mr. Boelter as Chairperson.

Second by Verbeke.

Mr. Boelter accepted the nomination.

VOTE: Yes: Verbeke, Ouellette, Boelter, Fox
 No: None

Motion Passed (4-0)

Secretary

Moved by Ouellette to nominate Mr. Fox as Secretary.

Second by Verbeke.

Mr. Fox accepted the nomination.

VOTE: Yes: Fox, Ouellette, Verbeke, Boelter
 No: None

Motion Passed (4-0)

Vice-Chairperson

Moved by Verbeke to nominate Mr. Ouellette as interim Vice-Chairperson.

Second by Fox.

Mr. Ouellette accepted the nomination.

**VOTE: Yes: Boelter, Fox, Ouellette, Verbeke
 No: None**

Motion Passed (4-0)

8. COMMUNICATIONS

9. NEXT SCHEDULED MEETING - The next scheduled meeting is on Thursday, March 9, 2023 at 6:30 p.m.

10. ADJOURNMENT

Moved by Verbeke to adjourn the meeting at 6:30 p.m.

Second by Fox.

**VOTE: Yes: Fox, Ouellette, Boelter, Verbeke
 No: None**

Motion Passed (4-0)

Submitted by:

Susan McCullough, MiPMC II, CMC

Recording Secretary



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: APRIL 17, 2023

AGENDA ITEM NO 7A2

BROWNFIELD REDEVELOPMENT AUTHORITY

“Not Yet Approved”

CITY OF AUBURN HILLS BROWNFIELD REDEVELOPMENT AUTHORITY MEETING

March 28, 2023

CALL TO ORDER: Chairman Slocum called the meeting to order at 6:07 p.m.

ROLL CALL: Present: Knight, Slocum, and Schaar
Absent: Douglas, Hopper
Also Present: Stephanie Carroll, Economic Development Manager
Guests: Brian Westhoff and Samantha Seimer, AKT Peerless

LOCATION: Auburn Hills City Hall, Administrative Conference Room-1827 North Squirrel Road, Auburn Hills, MI 48326

PERSONS WISHING TO BE HEARD

None.

APPROVAL OF MINUTES

Item 3a. Brownfield Redevelopment Authority Regular Meeting Minutes – February 21, 2023.

Moved by Mr. Knight to approve the February 21, 2023, minutes as presented.

Seconded by Mr. Schaar.

Yes: Knight, Slocum and Schaar

No: None

Motion Carried

4. CORRESPONDENCE AND PRESENTATIONS

Ms. Seimer gave the Board an overview of the project being proposed by Michigan Fuels located at 3681 Joslyn Road. Ms. Seimer reminded the group that original approvals for a similar project were given by the city in 2018. She noted that EGLE has updated their guidelines for projects that indicate a presence of methane. The site would require a vapor mitigation system and the removal of hot spots. The petitioner has not requested any up-front

funding, instead this will be a traditional TIF plan. They expect there to be approximately \$500-700k in eligible activities.

FINANCIAL REPORT

Item 5a. FY 2023 Adopted Budget and YTD Summary -February 28, 2023.

Ms. Carroll presented the financial report for the period ending February 28, 2023. Ms. Carroll also informed the board that all the paperwork for MUSTA reimbursement has been reviewed and signed for the 3180 Auburn Road Project.

Moved by Mr. Schaar to receive and file the Brownfield Redevelopment Authority financial report for period ending February 28, 2023.

Seconded by Mr. Knight.

Yes: Knight, Slocum and Schaar

No: None

Motion Carried

UNFINISHED BUSINESS

No action was taken on item 6a.

NEW BUSINESS

Item 7a. Brownfield Plan Preparation Proposal for 3681 Joslyn Road

Ms. Carroll introduced PF-32193, a proposal to prepare a Brownfield Plan for 3681 Joslyn Road. She reminded the group that Michigan Fuels will be paying to have the proposal prepared and will invoice the developer.

Moved by Mr. Schaar to approve Proposal PF-32193, a proposal to create a Brownfield Plan for 3681 Joslyn Road and authorize the Executive Director to execute the necessary agreements.

Seconded by Mr. Knight.

Yes: Knight, Slocum and Schaar

No: None

Motion Carried

DIRECTOR UPDATES

Ms. Carroll let the Board know she will be at a conference for the regularly scheduled April meeting; therefore, she will cancel it with the City Clerk's Office. It can be rescheduled to a later date if necessary.

BOARD MEMBER COMMENTS

Ms. Knight asked about the Auburn and Opdyke property. Mr. Westhoff indicated he has been speaking with the EPA about possible options.

ADJOURNMENT

There being no objections, the Brownfield Redevelopment Authority Board of Directors meeting adjourned at 6:52 p.m.

Stephanie Carroll
Executive Director



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: APRIL 17, 2023

AGENDA ITEM NO 7A3
PLANNING COMMISSION



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

April 5, 2023

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

ROLL CALL: Present: **Sam Beidoun, Carolyn Shearer, Chauncey Hitchcock, Ray Saelens, Dominick Tringali, Cynthia Pavlich, Brian Marzolf, Greg Ouellette**

Absent: Laura Ochs

Also Present: Director of Community Development Steve Cohen, City Planner Shawn Keenan, Hannah Driesenga, Consulting Engineer

Guests: 8

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

3. PERSONS WISHING TO BE HEARD

4. APPROVAL OF MINUTES – March 8, 2023

Moved by Beidoun to approve the minutes of March 8, 2023.

Second by Saelens.

VOTE: Yes: Pavlich, Beidoun, Shearer, Hitchcock, Saelens, Tringali, Marzolf, Ouellette

No: None

Motion Carried (8-0)

5. PETITIONERS

5a. Atlantic Boulevard Industrial Building (7:01 p.m.)

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

Mr. Keenan explained that this is a request from Mancini Holdings, LLC, to construct a 55,422 square foot Light Industrial building on the south side of Atlantic Boulevard just west of Giddings Road. The 4.63-acre parcel is zoned I-1, Light Industrial District.

Approximately 11,696 square feet of the building will be used for office space, approximately 21,863 square feet is designated for manufacturing, and the remaining 21,863 square feet of the building will be utilized for warehouse purposes.

The applicant will be the developer of the project. Once a user is found that is compatible with the uses specified in the Zoning Ordinance's Light Industrial District, Mancini Holding will construct and maintain ownership of the building and lease the facility to the future tenant.

Total investment in the project is estimated at \$5.5 million. Mancini Holdings' goal is to begin construction in spring 2024, with completion taking place in spring 2025.

Edward Mancini, Mancini Holdings, LLC, 7472 19 Mile Road, Sterling Heights, MI 48314 and his development team were available to answer any questions of the Commission.

The Commission asked about the following:

1. The size of the building;
2. The start date for beginning construction;
3. The type of user anticipated and when a user will be secured;
4. The size of the office space;
5. The installation of electric charging stations on site.

Mr. Mancini explained that the building is proposed to be 55,422 square feet. He stated that they plan on beginning construction as soon as the permits are in place. He further stated that the type of user he anticipates would be related to the automotive industry in some way, perhaps a supplier for the electric vehicle industry, though no tenant has been secured at this time. He explained that the amount of area designated for office space would include restrooms, breakrooms, offices, etc. He stated that it could also fluctuate slightly depending on the needs of the tenant. Two spaces will be prepped for electric vehicle charging stations, to be completed when needed.

Mr. Ouellette opened the public hearing at 7:08 p.m.

There being no public comments, Mr. Ouellette closed the public hearing at 7:08 p.m.

Moved by Hitchcock to recommend to City Council approval of the Site Plan and Tree Removal Permit for the Atlantic Boulevard – Light Industrial Speculative Building subject to the conditions of the City's Administrative Review Team.

Second by Beidoun.

VOTE: Yes: Tringali, Marzolf, Shearer, Hitchcock, Saelens, Beidoun, Pavlich, Ouellette

No: None

Motion Carried (8-0)

5b. Magna Seating (7:09 p.m.)

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

Mr. Cohen explained that this is a request from General Development Company for approval to construct a 280,000 square foot Light Industrial building on a 40.8-acre site at 1700 Brown Road. The new facility will be leased to Magna Seating, which will supply seating for the nearby GM Orion Assembly Plant. Construction is anticipated to start in July 2023, with a targeted completion in November 2024.

This property is the former site of the Oakland County Animal Shelter and Pet Adoption Center, along with other ancillary uses. This proposal will place the previously tax-exempt property on the assessing rolls. City Council approved the rezoning of the property from R-1, One-Family Residential District to I-1, Light Industrial District in 2017.

The property will have 594 parking spaces. While the Zoning Ordinance only requires 400 spaces, the site is over-parked because the facility will ultimately operate with three overlapping shifts.

Mr. Cohen stated that a Special Land Use Permit is being requested to store up to 25 semi-trailers outside on the property due to the "just-in-time" (JIT) nature of the facility. This JIT management strategy aligns Magna's product assembly and delivery timing directly with GM's nearby Orion Assembly Plant's production schedule. The storage area will be located on the site's east side and hidden from view by the building.

Teresa Bruce, D&G Investment Company, Two Towne Square, Suite 850, Southfield, MI 48076 was available to answer any questions of the Commission.

The Commission asked about the following:

1. The condition of Brown Road and the Road Commission for Oakland County's (RCOC) plans for

- improvement;
- 2. The necessity of a Special Land Use Permit;
- 3. The turning radius at Brown Road for trucks entering the development;
- 4. Potential changes to the Brown Road access;
- 5. Impact to the wetlands;
- 6. The number of employees.

Hannah Driesenga, OHM Advisors, 2365 Pontiac Road, Suite 201, Auburn Hills, MI 48326, shared the RCOC's plans for road improvements at Brown Road and Giddings Road beginning in 2024. She further explained that part of that project may include slight improvements to the access to the site. Mr. Cohen stated that the east entrance would be for truck traffic and the west entrance would be for employee access.

Mr. Cohen explained that the proposal requires a Special Land Use Permit because of the outside storage being proposed. He explained that the outside storage would not be visible from Brown Road and assured the Commission that Code Enforcement would be monitoring the property on a routine schedule once built.

Mr. Cohen stated that the building envelope will remain on the higher elevations of the property, and there will be no impact or disturbance to the wetlands.

It is anticipated that Magna Seating will have three overlapping shifts and will employ approximately 500 people, with between 250-300 employees on any single shift.

Mr. Ouellette opened the public hearing at 7:25 p.m.

There being no public comments, Mr. Ouellette closed the public hearing at 7:25 p.m.

Moved by Beidoun to recommend to City Council approval of the Special Land Use Permit, Site Plan, and Tree Removal Permit for Magna Seating, subject to the conditions of the City's Administrative Review Team.

Second by Pavlich.

VOTE: Yes: Marzolf, Tringali, Hitchcock, Shearer, Beidoun, Saelens, Pavlich, Ouellette

No: None

Motion Carried (8-0)

6. UNFINISHED BUSINESS – None.

7. NEW BUSINESS – None.

8. COMMUNICATIONS

An email from Clerk Pierce was included in the packet as a follow-up to the Parliamentary Procedures and Open Meetings Act Presentation by Coco Siewert. The presentation is available to view online.

Both Mr. Cohen and Mr. Keenan attended the national APA conference in Philadelphia, PA. They attended many valuable classes and obtained some new ideas to explore for Auburn Hills.

9. NEXT SCHEDULED MEETING

The next scheduled meeting is on May 3, 2023 at 7:00 p.m. in the City Council Chamber.

10. ADJOURNMENT

There being no further business, Chairperson Ouellette adjourned the meeting at 7:31 p.m.

Submitted by:

Susan McCullough, CMC, CMMC

Recording Secretary



CITY OF AUBURN HILLS

CITY COUNCIL AGENDA

MEETING DATE: APRIL 17, 2023

AGENDA ITEM NO 7B
CITY MANAGER'S OFFICE

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Brandon Skopek, Assistant City Manager
Submitted: April 12, 2023
Subject: Motion – To approve a change order to the professional services agreement with Rich & Associates to conduct a downtown parking study

INTRODUCTION AND HISTORY

Over the years the City of Auburn Hills has more than adequately kept up with parking needs in downtown Auburn Hills. While there are some parking areas downtown that currently are underutilized, staff recognize that the continued growth and investment in downtown will have an impact on future public parking needs. With that, staff feel strongly that a comprehensive parking study is needed.

Rich & Associates is currently contracted with the City to design the proposed extension to the existing downtown parking structure. In addition to their extensive experience in designing and engineering parking structures and surface parking lots, they also have extensive experience conducting comprehensive parking studies. With this experience and because of our existing contractual relationship with Rich & Associates, staff has requested and received a proposal from Rich & Associates to extend our existing agreement with them to include performing a parking study of downtown Auburn Hills. This study would be treated as a change order to our current contract and will evaluate current parking conditions, consider future potential downtown uses and growth, and will provide recommendations on parking additions and best practices. Further, Rich & Associates will seek to answer vital questions about downtown parking such as what factors are influencing current parking trends, in what areas is there insufficient parking capacity, if additional parking is needed and if so, where and when is it needed, what parking mitigation strategies can better manage parking demand, etc. During this study Rich & Associates will meet with key stakeholders to gather information on parking in downtown Auburn Hills, which will include our downtown business owners and operators. The parking study will take approximately 14 weeks to complete once Rich & Associates is authorized to proceed.

The cost for this proposal is \$20,400. The Tax Increment Finance Authority (TIFA) authorized funding for this endeavor at their April 11 meeting. Further, staff will be bringing forward a request to the Downtown Development Authority (DDA) at a future DDA meeting seeking their participation as well since the two authorities share downtown boundaries. This initiative has been fully funded and staff is seeking City Council's approval of the change order to the existing contract with Rich & Associates.

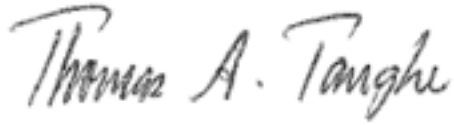
STAFF RECOMMENDATION

Staff recommends approval of a change order to the professional services agreement with Rich & Associates to conduct a downtown parking study.

MOTION

Move to approve a change order to the existing professional services agreement with Rich & Associates to conduct a downtown parking study.

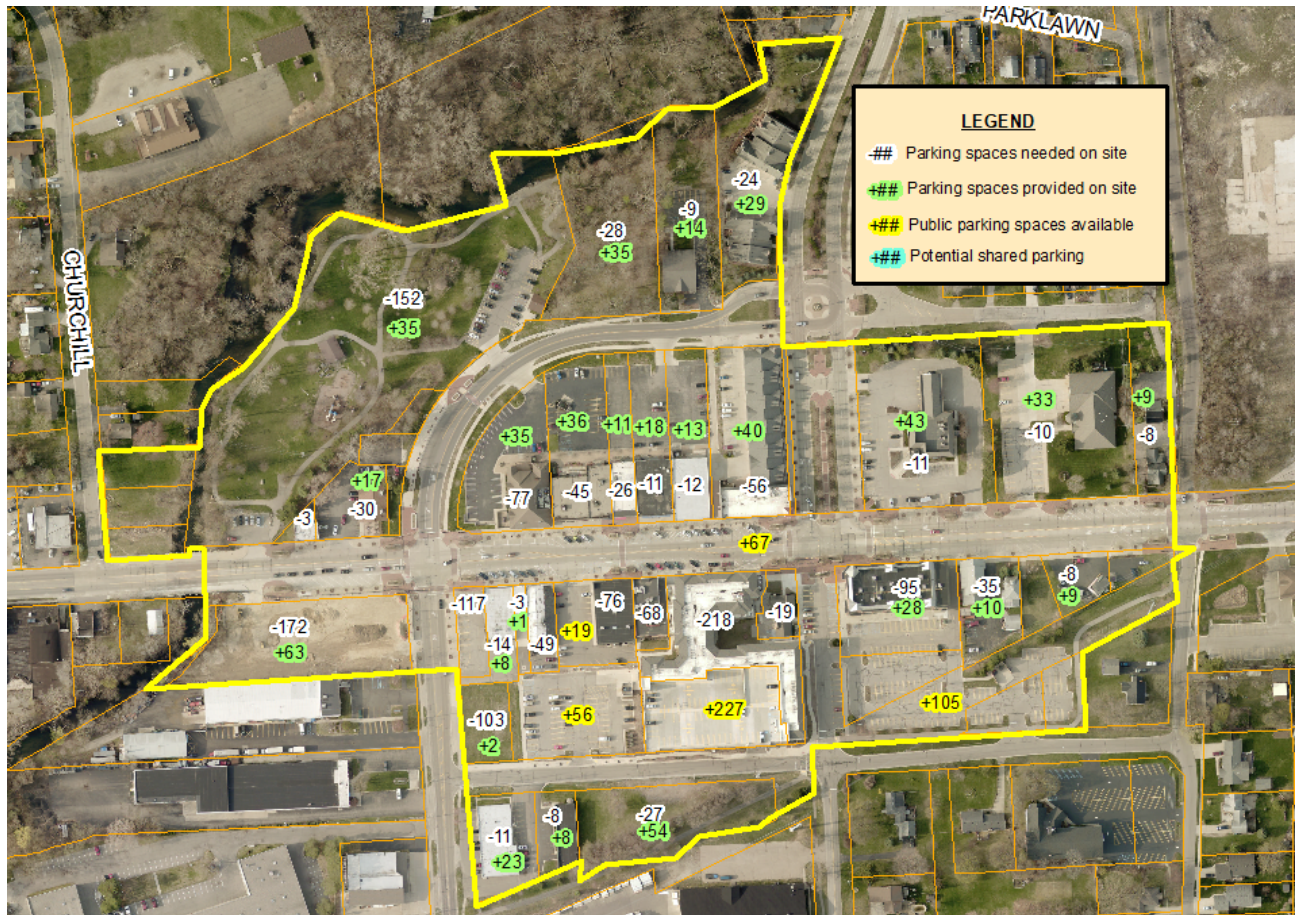
I CONCUR:

A handwritten signature in dark ink, reading "Thomas A. Tanghe". The signature is written in a cursive style with a large, stylized 'T' and 'A'.

THOMAS A. TANGHE, CITY MANAGER

Introduction

The purpose of this parking study is to assess the current and future parking conditions within the Auburn Hills core downtown illustrated below. The results of this study will include a computer model of the current and future parking needs within the study area, and recommendations for improvements to the parking system including demand management strategies, allocation, time restrictions, the need for additional parking, etc.



The study our team is proposing to undertake will seek to answer vital questions about the parking system including, but not limited to the following:

- *What is the nature and magnitude of the present parking situation in the study area and on individual blocks?*
- *What factors are influencing current parking trends?*
- *What are the future projected parking needs based on future economic development activities?*
- *What impact will current and proposed development have on parking demand and parking supply serving the downtown?*

- *In what areas is there insufficient capacity to satisfy current and future needs?*
- *What is the public's perception of public parking versus actual problems and how can the stakeholders be better informed?*
- *What role does private parking currently play and how can it play a role in the future especially as it may relate to shared-use and the overall parking plan?*
- *Is additional parking needed and, if so, in what form, where and when is it needed?*
- *Is it possible to more effectively manage the supply of public and private parking so that the needs of the different user groups are better accommodated?*
- *What changes in parking policies, regulations and requirements can improve public perceptions and positively influence economic development/redevelopment opportunities?*
- *What parking mitigation strategies can help better manage parking demand?*
- *How can improvements, both capital and operational, be financed?*

Scope of Work

Rich & Associates proposes a number of tasks to be completed in order to complete this analysis. Two critical aspects of this will be an initial project kick-off meeting as well as involvement of and input from key stakeholders.

Task 1 - Project Kick-Off Meeting

The first step is a brief project kick-off meeting. During this meeting, the goals and objectives of the study will be reviewed, and the day and time frame for the parking utilization analysis will be determined. We will discuss key stakeholders to be involved, project schedule and deliverables. We will also review the boundaries of the study area to ensure that all major demand generators and supply providers are accounted for in the analysis.

Prior to the kick-off meeting our team will request specific information and documentation. This information could include, but would not be limited to:

- past planning, parking, and/or traffic studies & counts, transportation plans, etc.
- existing parking counts,
- land use square footage by block, GIS data,
- documentation related to parking policies,
- current/future development and expansion plans,
- list of key stakeholders that should be interviewed during the study.

Task 2 - Stakeholder Interviews

The City will be asked to provide a list of key stakeholders for the Rich & Associates team to meet with during the study process. These stakeholders should include, but not be limited to, City officials, downtown property and business owners, developers, community leaders and associations. These meetings are typically scheduled to occur while the Rich team is in town for the field data collection. However, they can also be scheduled as conference-calls.

Task 3 - Evaluate Current Parking Supply and Demand

In these tasks various inventories and counts provided by the City will be verified. The data Rich & Associates will be reviewing is vital to properly quantifying and qualifying available parking and establishing parking characteristics to accurately project demand. Activities include;

A. Parking Space Inventory

Update inventories of all public and private off-street and on-street parking in the study area. The data will establish where existing parking supply is located, what type of parking is available, along with any use restrictions.

B. Land Use Review

All of the land use in the study area will be analyzed. The City is to provide square footage and use data for each building.

C. Parking Utilization Analysis

Rich & Associates will conduct turnover and occupancy analyses on a Wednesday, a Friday and a Saturday. The counts will be conducted between the hours of 11:00 am and 11:00 pm every two hours. We will work with the City staff to determine the best dates. The utilization analysis is used to observe and quantify how on and off-street parking is operating. This task provides the average hourly occupancy figures and turnover rates in selected areas, which will support the demand projections. The data also identifies which parking areas are currently underutilized, at peak utilization and where parking allocation may need to be changed. During the utilization studies we will identify, separately, utilization of spaces with EV charging stations and accessible spaces.

We will illustrate the geographic distribution of usage among public and private parking areas.

D. Review of Parking Requirements

Rich & Associates will review the code requirements for parking in Auburn Hills and compare this to the results of the parking utilization analysis. From this we will have information on actual parking generation factors by land use and then compare these to the City code, ITE or ULI parking generation rates. The analysis will help to determine appropriate parking generation rates for Auburn Hills considering changes in mobility, demographics, etc.

Task 4 - Evaluate Current Parking System

An important part of a viable long-term sustainable parking plan is to make improvements to the existing parking system or provide a plan to implement a more formal parking system.

A. Review of Existing Parking Management

Our scope of work includes an examination of the current parking operations, management process, space allocation, time durations, policy decision marking and enforcement.

B. Signage and Wayfinding

We will review the signage and wayfinding around the study area. The purpose is to assess the effectiveness of the signage at directing visitors to available parking, to the appropriate parking space, communication of policies and other pertinent information.

C. Existing Parking

Each of the public parking areas will be reviewed in terms of ease of vehicle ingress and egress, circulation, pedestrian ingress and egress, and if there is the potential of increasing capacity in surface lots by redesign.

D. Marketing and Communications

In many cases, issues of downtown parking shortages are perceived more than real. One means of influencing or changing these perceptions is an effective marketing and communications program. We will review any existing marketing program in place, materials and media used to market parking and communicate policies and regulations.

E. Special Use Policies

In order to function effectively, the system should be able to consistently apply policies regarding special needs by businesses. One manifestation of this type of consideration is short-term, loading access spaces that a business may need. Consistently providing short-term or loading spaces, such as one or two on the ends of blocks, can limit the need to place them in front of every such type of business. We will help the City develop the necessary policies for consistent application to accommodate special needs.

F. EV Parking Stations

As part of the review of existing parking system, Rich & Associates review existing EV charging station locations and will make recommendations on the location(s) and quantity of additional stations.

TASK 5 - Parking Demand Determination

The data collected will be compiled and analyzed to assess the current and future parking conditions.

A. Project CURRENT Parking Conditions

We will compare parking demand generation factors calculated from the study to the ITE, ULI and City code. We will compare the parking demand calculated from these values against the observed conditions as determined from the parking utilization analysis. A computer analysis will be used at this point to review existing parking demand and supply within the study area. The results include a computer model of the current parking conditions downtown. This assessment of current conditions will be used as a base to projecting future conditions.

1. Summarize parking characteristics by land use and needs by block.
2. Project short term (ST), long term (LT) and any residential parking needs for both day and night.
3. Compare results of current demand projections to utilization study results for those corresponding times to calibrate analysis.
4. Identify shared use parking impacts and opportunities.
5. In tabular and graphic form, show current parking supply and demand by block in the area
6. Identify areas of vacant parking spaces and how that surplus availability may benefit surrounding blocks.
7. Identify surplus or deficit conditions by block.

B. Project FUTURE Parking Conditions

Future parking demand within the study area will be based on the proposed new developments and any other know plans for re-occupancy and infill of vacant space. We will project future supply and demand by block.

It is important to understand that parking can be used as an economic development tool and that the location, timing and amount of additional parking may increase redevelopment or positively affect the rate of redevelopment. Rich & Associates will consider this when preparing the analysis for future parking needs.

Next, we will analyze different development/re-occupancy scenarios and forecast changes in parking demand on near term, mid-term and long-term basis. The results will compare and contrast the demand by block as compared to the available supply for the same blocks. Parking needs will be separated into short-term or customer/visitor based, long-term or employee based and residential, using each of the various generation factors.

C. Review of CURRENT and FUTURE Parking Conditions

Parking demand will be projected for periods covering the near-term (six months to 1 year), mid-term (1 to 3 years) and the long-term (3 to 5 years). We will review this information with the City identifying blocks of current and future deficits or surpluses, as well as issues such as the need for additional parking, the related timing and costs, and how underutilized supply may be used more efficiently. The data will also be used in analyzing management and allocation strategies that may be implemented with or without new parking.

D. New Parking Analysis

If it is determined through a review of current and future parking conditions that additional off-street parking is needed, we will identify a potential site or sites for either new surface or structured parking solutions.

TASK 6 Preliminary Report Meeting

A written preliminary report of Tasks 1 through 5 will be completed and submitted to the City for review. This report will contain data compiled from the counts, analysis of the parking system, current and future demand projections, and an assessment of future downtown parking system needs. We will meet the City to review the preliminary report. The intent of this meeting is to be a working session to review all aspects

of the preliminary findings and begin discussing preliminary recommendations including potential sites for new parking for proactively meeting downtown parking needs, policy changes, zoning requirements, marketing etc.

TASK 7 Recommendations

Taking input from the preliminary report meeting with the City and stakeholders, the project team will begin to develop recommendations. Taking information that identifies blocks of current and future parking deficits or surpluses, the team will analyze the need for additional parking, the related timing and costs, how underutilized parking supply may be used more efficiently, shared-use strategies with private parking lots, park once and operational and management strategies to maximize utilization of existing parking resources. The recommendations will be phased for how and when they need to be implemented.

Recommendations will address:

- A.** Potential changes to parking system management such as changes to hours of operation or enforcement and how to allow easy access to parking and downtown businesses.
- B.** Zoning requirements. Recommendations will be based on our review of existing zoning regulations. This will include how parking requirements may be updated or modified to ensure that parking is both encouraging new development and investment downtown with a goal to “right-size” the amount of parking being developed. Recommendations will be made relative to;
 - Parking minimums and maximums
 - Shared-use or mixed-use parking regulations
 - Development review standards
 - Parking stall design requirements / standards
- C.** Identify areas within downtown where additional parking should be considered based on projected needs assessment and related costs.
- D.** Identify any parking-related changes to the City’s zoning that would support the desired character of downtown Auburn Hills.
- E.** Signage and wayfinding to improve access to available parking.
- F.** Recommend ADA parking space locations.
- G.** Marketing and communication approaches to promoting the downtown parking system and communicating parking strategies, policies, etc. to the community.
- H.** Off-site parking options for long-term parkers and special event parking.
- I.** Public / private arrangements to increase shared-use potential and maximize parking availability.

TASK 8 Final Report / Presentation

A draft final report will be submitted for review. This document will detail the methodology, results and recommendations supported by data collected in tables and maps. We will submit this report to the City for review and comment to ensure that all relevant questions and issues have been addressed. Based on this review we will make any necessary changes and issue the final report. Rich & Associates will make a presentation of the final report.

Cost Proposal

Our fee to complete the scope of services described above is as follows:

Professional Fee:	\$ 19,400
Reimbursable Expenses:	<u>\$ 1,000</u>
Total Cost of Services:	\$ 20,400

Time Frame

Rich & Associates is planning to complete the parking study within 12 to 14 weeks from notice to proceed. This is contingent on timely receipt of land-use information and data from the City and availability for meetings.



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: APRIL 17, 2023

**AGENDA ITEM NO 7C
CITY MANAGER'S OFFICE**

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager
Submitted: April 6, 2023
Subject: Motion – To Adopt A Resolution in Support of Pension Funding For Communities That Followed Best Practices

INTRODUCTION AND HISTORY

With the knowledge that public pension plans would be difficult to sustain, the City of Auburn Hills elected to cease its defined benefit pension plans from 1998-2000 and move to defined contribution (401k) plans. Subsequently, other difficult measures were taken, including two separate occasions during which the cost-of-living-adjustment (COLA) included with that pension was reduced. The sunseting of the plan was very challenging, but it was necessary and responsible.

Fast forward. In 2022, the State House passed HB 5054 which included \$750 million to be divided between communities with pensions funded at less than 60-percent and \$250 million to be divided by communities with pensions funded at or above 60-percent that had followed the State's best practices. The Legislation created an equitable division of revenue, with three-quarters going to local units with pensions the House considered to be substantially underfunded and one-quarter going to those who had taken often difficult steps to improve their funded ratio. These steps included delaying or eliminating projects that were vitally important to our taxpayers in order to contribute significant dollars beyond annual required contributions, keeping our pensions viable and our communities solvent. Despite those efforts, our pension expenses are set to skyrocket due to 2022 market losses and a volatile and unpredictable 2023 market. In short, we have the same financial issues facing those communities eligible for the \$750 million in relief allocated in the 2022 State budget.

The \$250 million included in HB 5054 for communities that sacrificed to solidify their pensions would provide immeasurable relief to those of us who are experiencing the same pension-related financial stress as those eligible for the much larger sum. HB 5054 had broad bi-partisan support in 2022, and we are hopeful such bipartisan support remains today. That is why City Council is being asked today to pass the attached resolution, seeking pension grant funding for communities like Auburn Hills that followed best practices but received no pension grant funding from the State. There is no doubt that market performance will find us with pension actuary results this year requiring us to increase our defined benefit pension contribution once again.

A copy of HB 5054 is included herein. I draw your attention to Sec. 302, which begins on Page 7 of the Bill. The Resolution seeks support for the \$250 million from the House, Senate, and Governor, originally found in the Bill. I have highlighted the applicable section in yellow for your convenience.

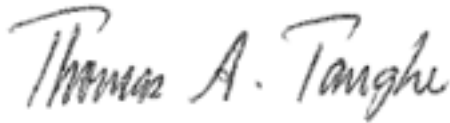
STAFF RECOMMENDATION

Staff recommends the adoption of the attached Resolution.

MOTION

Move to adopt the attached resolution titled: REQUEST THAT LEGISLATURE/GOVERNOR INCLUDE FUNDING IN THE 2023 BUDGET FOR COMMUNITIES FOLLOWING PENSION BEST PRACTICES ESTABLISHED BY THE STATE; and direct the City Clerk to immediately mail certified copies of the Resolution to Senator Moss, State Representatives Steele and Carter, and Governor Whitmer.

I CONCUR:

A handwritten signature in dark ink, reading "Thomas A. Tanghe". The signature is written in a cursive, flowing style. The first name "Thomas" is written with a large, prominent 'T'. The middle initial "A." is written in a smaller, simpler script. The last name "Tanghe" is written with a large, prominent 'T' and a long, sweeping tail that extends to the right.

THOMAS A. TANGHE, CITY MANAGER



RESOLUTION 2023-_____
REQUEST THAT LEGISLATURE/GOVERNOR INCLUDE FUNDING IN THE 2023 BUDGET
FOR COMMUNITIES FOLLOWING PENSION BEST PRACTICES ESTABLISHED BY THE STATE

The following resolution was offered by Councilmember _____, seconded by Councilmember _____, at a regular meeting of the Auburn Hills City Council conducted Monday, April 17, 2023 at the Auburn Hills City Hall, 1827 North Squirrel Road, Auburn Hills, MI 48326:

WHEREAS, the City of Auburn Hills has taken financially difficult steps to stabilize its pension program and get its pension costs and liabilities under control; and

WHEREAS these steps followed best practices established by the State of Michigan and kept the City of Auburn Hills operationally viable in the face of enormous financial pressure; and

WHEREAS, HB 5054 of 2022 would have divided \$250 million between the City of Auburn Hills, and other communities like it, that made the tough decisions and followed those best practices; and

WHEREAS, the City of Auburn Hills and others like it are ineligible for \$750 million in pension relief allocated by the State in 2022 despite experiencing the same pension-related financial stresses as those who will receive that relief; and

WHEREAS, these stresses have been amplified by market losses in 2022 and a volatile market in 2023; and

WHEREAS, this \$250 million would have immeasurable impact on our ability to address our pension liabilities, maintain employment levels, and provide the services our taxpayers depend upon; and

WHEREAS, both the \$750 million allocated and the \$250 million requested here had broad, bipartisan support in the House a year ago; and

WHEREAS, HB 5054 created an equitable balance between those with pensions the House considered substantially underfunded and those who had followed best practices to achieve a higher funding ratio; and

WHEREAS, unallocated revenues are available to the State in 2023 to again make this pension assistance equitable by helping those communities struggling with pension costs, but ineligible for the \$750 million;

THEREFORE BE IT RESOLVED THAT, the City of Auburn Hills asks the State of Michigan Legislature and Governor's Office to revisit HB 5054; and

BE IT FURTHER RESOLVED, that the Legislature and Governor give bipartisan support to the inclusion of the \$250 million in the 2023 State budget to be divided between communities including the City of Auburn Hills that meet the best practices required in that Bill.

AYES:

NAYES:

ABSENT:

ABSTENTIONS:

RESOLUTION DECLARED _____

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

I, Laura M. Pierce, the duly qualified and appointed City Clerk of the City of Auburn Hills, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted at a regular meeting of the Auburn Hills City Council held on the 17th day of April, 2023, the original of which is on file in my office.

In witness whereof, I have hereunto affixed my official signature on this ____ day of _____, 2023.

Laura M. Pierce
City Clerk

SUBSTITUTE FOR
HOUSE BILL NO. 5054

A bill to make, supplement, and adjust appropriations for various state departments and agencies for the fiscal year ending September 30, 2022; to provide for certain conditions on appropriations; and to provide for the expenditure of the appropriations.

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

PART 1

LINE-ITEM APPROPRIATIONS

Sec. 101. There is appropriated for various state departments and agencies to supplement appropriations for the fiscal year ending September 30, 2022, from the following funds:

APPROPRIATION SUMMARY

GROSS APPROPRIATION	\$ 1,500,000,000
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1	Interdepartmental grant revenues:	
2	Total interdepartmental grants and	
3	intradepartmental transfers	0
4	ADJUSTED GROSS APPROPRIATION	\$ 1,500,000,000
5	Federal revenues:	
6	Total federal revenues	0
7	Special revenue funds:	
8	Total local revenues	0
9	Total private revenues	0
10	Total other state restricted revenues	0
11	State general fund/general purpose	\$ 1,500,000,000
12	Sec. 102. DEPARTMENT OF TREASURY	
13	(1) APPROPRIATION SUMMARY	
14	GROSS APPROPRIATION	\$ 1,500,000,000
15	Interdepartmental grant revenues:	
16	Total interdepartmental grants and	
17	intradepartmental transfers	0
18	ADJUSTED GROSS APPROPRIATION	\$ 1,500,000,000
19	Federal revenues:	
20	Total federal revenues	0
21	Special revenue funds:	
22	Total local revenues	0
23	Total private revenues	0
24	Total other state restricted revenues	0
25	State general fund/general purpose	\$ 1,500,000,000
26	(2) ONE-TIME APPROPRIATIONS	
27	Local unit municipal pension principal payment	
28	grant	\$ 900,000,000

1	Pension best practices and debt reduction grant	
2	program	250,000,000
3	State police retirement system deposit	350,000,000
4	GROSS APPROPRIATION	\$ 1,500,000,000
5	Appropriated from:	
6	State general fund/general purpose	\$ 1,500,000,000

8 PART 2

9 PROVISIONS CONCERNING APPROPRIATIONS

10 GENERAL SECTIONS

11 Sec. 201. Pursuant to section 30 of article IX of the state
 12 constitution of 1963, total state spending from state sources under
 13 part 1 for the fiscal year ending September 30, 2022 is
 14 \$1,500,000,000.00 and total state spending from state sources to be
 15 paid to local units of government is \$1,150,000,000.00.

16 Sec. 202. The appropriations made and expenditures authorized
 17 under this part and part 1 and the departments, commissions,
 18 boards, offices, and programs for which appropriations are made
 19 under this part and part 1 are subject to the management and budget
 20 act, 1984 PA 431, MCL 18.1101 to 18.1594.

22 DEPARTMENT OF TREASURY

23 Sec. 301. (1) From the funds appropriated in part 1 for local
 24 unit municipal pension principal payment grant, the department of
 25 treasury shall establish and operate a grant program that would
 26 provide grant awards to qualified units for deposit into the
 27 qualified unit's qualified retirement system or systems. The grant
 28 award payment into the qualified retirement system must be in
 29 addition to the qualified unit's actuarially determined

1 contribution and must not be used by the qualified unit to meet its
2 actuarially determined contribution for the qualified retirement
3 system or systems.

4 (2) To qualify for a grant award under this section, a
5 qualified unit must certify and attest via an affidavit that it
6 shall implement all of the following practices upon the receipt of
7 a grant award:

8 (a) The qualified unit shall make, in full, all actuarially
9 determined contributions. If a qualified unit's actual contribution
10 is less than the actuarially determined contribution, the qualified
11 unit shall remit an amount equal to the difference to the qualified
12 retirement system within 12 months. If the qualified unit fails to
13 remit this payment within 12 months, the department of treasury may
14 intercept the qualified unit's revenue sharing payment. For a
15 qualified unit that is a road commission, the department of
16 transportation, in cooperation with the department of treasury, may
17 intercept an available state revenue distribution.

18 (b) The qualified unit shall not provide contractual benefit
19 enhancements unless the contractual benefit enhancement is 100%
20 prefunded. Failure to meet the conditions of this subdivision
21 requires repayment of the grant award that was received by the
22 qualified unit.

23 (c) The discount rate and the assumed rate of return for the
24 qualified retirement system shall be capped at current levels. The
25 discount rate and assumed rate of return may be approved for
26 adjustment to a lower level.

27 (d) The qualified retirement system shall adopt the most
28 recent mortality tables recommended by the Society of Actuaries,
29 which may subsequently be adjusted based on an experience study of

1 the qualified retirement system.

2 (e) The qualified unit shall be subject to corrective action
3 plan monitoring by the municipal stability board for 5 years
4 following receipt of any grant award.

5 (f) Before completing correction action plan monitoring in a
6 5-year period, the qualified unit shall comply with the uniform
7 actuarial assumptions of retirement systems published as of
8 December 31, 2021 by the state treasurer under the protecting local
9 government retirement and benefits act, 2017 PA 202, MCL 38.2801 to
10 38.2812, for the qualified retirement system. A qualified unit with
11 a population of between 80,000 and 85,000 located in a county with
12 a population of between 400,000 and 410,000 according to the most
13 recent federal decennial census is not subject to the uniform
14 actuarial assumptions of retirement systems' assumption on
15 amortization and may maintain its current amortization schedule.

16 (3) Grant awards under this section must be capped at
17 \$100,000,000.00 for any qualified unit's qualified retirement
18 system.

19 (4) The department of treasury shall develop, and publish on
20 the department website, program guidelines, an application process,
21 and the associated application materials no later than April 15,
22 2022. The department of treasury must accept applications from
23 qualified units beginning April 15, 2022 and ending on May 31,
24 2022. Grant awards must be dispersed no later than August 30, 2022.

25 (5) Any funds not awarded by August 30, 2022 must be
26 reallocated and redistributed in a manner that results in the
27 greatest average funded ratio among qualified retirement systems
28 that received a grant award. The cap on grant awards in subsection
29 (3) does not apply if funds are reallocated and redistributed under

1 this subsection.

2 (6) If the amount appropriated is insufficient to meet all
3 grant award requests, the department of treasury must distribute
4 funds in a manner that results in the greatest average funded ratio
5 among qualified retirement systems that receive a grant award.

6 (7) As used in this section:

7 (a) "Contractual benefit enhancement" means any change to the
8 current benefit policy for active members in a qualified retirement
9 system that increases the actuarially determined contribution rate
10 or decreases the funded ratio of the system. This does not include
11 wage and salary increases.

12 (b) "Qualified retirement system" means a retirement pension
13 benefit within a retirement system, as defined in section 3 of the
14 protecting local government retirement and benefits act, 2017 PA
15 202, MCL 38.2803, of a qualified unit, with a funded ratio below
16 60% as of the most recent fiscal year ending on or before December
17 31, 2021.

18 (c) "Qualified unit" means a city, county, township, village,
19 or road commission that operates a qualified retirement system.

20 (8) The unexpended funds appropriated in part 1 for local unit
21 municipal pension principal payment grant are designated as a work
22 project appropriation, and any unencumbered or unallotted funds
23 shall not lapse at the end of the fiscal year and shall be
24 available for expenditures for projects under this section until
25 the projects have been completed. The following is in compliance
26 with section 451a(1) of the management and budget act, 1984 PA 431,
27 MCL 18.1451a:

28 (a) The purpose of the project is to provide grant awards to
29 be used for deposit into a qualified unit's qualified retirement

1 system.

2 (b) The project will be accomplished by grants to qualified
3 units approved by the department of treasury.

4 (c) The estimated cost of this project is \$900,000,000.00.

5 (d) The tentative completion date for the work project is
6 September 30, 2026.

7 Sec. 302. (1) From the funds appropriated in part 1 for
8 pension best practices and debt reduction grant program, the
9 department of treasury shall establish and operate a grant program
10 that provides grant awards to qualified units that certify and
11 attest to establishing pension best practices as provided in
12 subsection (2) for their qualified retirement system.

13 (2) To qualify for a grant award under this section, a
14 qualified unit must certify and attest via an affidavit that it
15 shall implement all of the following practices upon the receipt of
16 a grant award:

17 (a) Retiree health care, if offered, shall be prefunded. As
18 used in this subdivision, "prefunded" means qualified units must
19 amortize the unfunded actuarial accrued liability of the retiree
20 health care system over a maximum closed period as determined by
21 the uniform actuarial assumptions of retirement systems published
22 as of December 31, 2021 by the state treasurer under the protecting
23 local government retirement and benefits act, 2017 PA 202, MCL
24 38.2801 to 38.2812. The grant award deposited into a qualified
25 retirement system, as provided in subsection (3)(c)(i), may be used
26 by the qualified unit to prefund health care.

27 (b) The qualified unit shall make, in full, all actuarially
28 determined contributions. If a qualified unit's actual contribution
29 is less than the actuarially determined contribution, the qualified

1 unit shall remit an amount equal to the difference to the qualified
2 retirement system within 12 months. If the qualified unit fails to
3 remit this payment within 12 months, the department of treasury may
4 intercept the qualified unit's revenue sharing payment. For a
5 qualified unit that is a road commission, the department of
6 transportation, in cooperation with the department of treasury, may
7 intercept an available state revenue distribution.

8 (c) The discount rate and the assumed rate of return for the
9 qualified retirement system shall be capped at current levels. The
10 discount rate and assumed rate of return may be approved for
11 adjustment to a lower level.

12 (d) The qualified retirement system shall adopt the most
13 recent mortality tables recommended by the Society of Actuaries,
14 which may subsequently be adjusted based on an experience study of
15 the qualified retirement system.

16 (e) Within 5 years, the qualified unit shall comply with the
17 uniform actuarial assumptions of retirement systems published as of
18 December 31, 2021 by the state treasurer under the protecting local
19 government retirement and benefits act, 2017 PA 202, MCL 38.2801 to
20 38.2812, for the qualified retirement system.

21 (3) Grant awards distributed under this section must meet all
22 of the following conditions:

23 (a) Grant awards to a qualified unit are capped at 5% of the
24 amount of funds available for grant awards. This cap does not apply
25 if subsequent rounds of applications are established under
26 subdivision (b).

27 (b) Any funds not awarded by September 30, 2022 must be used
28 for additional rounds of applications until all funds are
29 dispersed.

1 (c) A qualified unit receiving a grant award under this
2 section shall be subject to the following uses in the following
3 order of priority:

4 (i) The grant award must be deposited into the qualified
5 retirement system and must be in addition to the qualified unit's
6 actuarially determined contribution and must not be used by the
7 qualified unit to meet its actuarially determined contribution for
8 the qualified retirement system. The amount deposited into the
9 qualified retirement system must establish a funded ratio of at
10 least 100% before the qualified unit can use funds under
11 subparagraph (ii). Grant awards may also be deposited for a
12 retirement health benefit of a retirement system, as defined in
13 section 3 of the protecting local government retirement and
14 benefits act, 2017 PA 202, MCL 38.2803, of a qualified unit that is
15 transitioning from pay-as-you-go to prefunding.

16 (ii) The qualified unit may use any funds available after
17 satisfying subparagraph (i) to make principal payments on any
18 outstanding debt obligations as of December 31, 2021. A qualified
19 unit is allowed to create a debt sinking fund to prefund any debt
20 repayments that are not eligible for early repayment. The qualified
21 unit must have no remaining debt obligations before the qualified
22 unit can use funds under subparagraph (iii).

23 (iii) The qualified unit may use any funds available after
24 satisfying subparagraphs (i) and (ii) to satisfy any matching fund
25 requirements for infrastructure investments.

26 (4) The department of treasury shall develop, and publish on
27 the department website, program guidelines, an application process,
28 and the associated application materials no later than July 1,
29 2022. The department of treasury must accept applications from

1 qualified units beginning July 1, 2022 and ending on July 31, 2022.
2 Grant awards must be dispersed no later than September 30, 2022.

3 (5) As used in this section:

4 (a) "Qualified retirement system" means a retirement pension
5 benefit within a retirement system, as defined in section 3 of the
6 protecting local government retirement and benefits act, 2017 PA
7 202, MCL 38.2803, of a qualified unit, with a funded ratio greater
8 than or equal to 60% as of December 31, 2021.

9 (b) "Qualified unit" means a city, county, township, village,
10 or road commission that operates a qualified retirement system or
11 has closed a qualified retirement system and offers a defined
12 contribution retirement plan.

13 (6) The unexpended funds appropriated in part 1 for pension
14 best practices and debt reduction grant program are designated as a
15 work project appropriation, and any unencumbered or unallotted
16 funds shall not lapse at the end of the fiscal year and shall be
17 available for expenditures for projects under this section until
18 the projects have been completed. The following is in compliance
19 with section 451a(1) of the management and budget act, 1984 PA 431,
20 MCL 18.1451a:

21 (a) The purpose of the project is to promote pension best
22 practices and debt reduction measures among qualified units.

23 (b) The project will be accomplished by grants to qualified
24 units approved by the department of treasury.

25 (c) The estimated cost of this project is \$250,000,000.00.

26 (d) The tentative completion date for the work project is
27 September 30, 2026.

28 Sec. 303. The funds appropriated in part 1 for state police
29 retirement system deposit must be used solely for a deposit into

1 the state police retirement system. The deposit into the state
2 police retirement system must be in addition to the actuarially
3 determined contribution and must not be used to meet the
4 actuarially determined contribution for the state police retirement
5 system.

Roll Call No. 81**Yeas—71**

Aiyash	Damoose	Jones	Roth
Albert	Eisen	Kahle	Shannon
Alexander	Farrington	Koleszar	Slagh
Allor	Filler	LaFave	Sneller
Beeler	Fink	Lightner	Steckloff
Bellino	Frederick	Lilly	Thanedar
Berman	Garza	Maddock	Tisdell
Beson	Glenn	Marino	VanSingel
Bezotte	Green	Markkanen	VanWoerkom
Bollin	Griffin	Martin	Wakeman
Borton	Haadsma	Meerman	Wendzel
Brann	Hall	Mueller	Wentworth
Breen	Hauck	O'Malley	Whitford
Calley	Hoitenga	Outman	Whitsett
Cambensy	Hood	Paquette	Witwer
Camilleri	Hornberger	Posthumus	Yancey
Carra	Howell	Reilly	Yaroch
Clements	Johnson, S	Rendon	

Nays—33

Anthony	Ellison	Manoogian	Rogers
Bolden	Hertel	Morse	Sabo
Brabec	Hope	Neeley	Scott
Brixie	Johnson, C	O'Neal	Sowerby
Carter, B	Kuppa	Peterson	Steenland
Carter, T	LaGrand	Pohutsky	Stone
Cavanagh	Lasinski	Puri	Tate
Cherry	Liberati	Rabhi	Young
Coleman			

In The Chair: Hornberger

The question being on agreeing to the title of the bill,

Rep. Frederick moved to amend the title to read as follows:

A bill to make, supplement, and adjust appropriations for various state departments and agencies for the fiscal year ending September 30, 2022; to provide for certain conditions on appropriations; and to provide for the expenditure of the appropriations.

The motion prevailed.

The House agreed to the title as amended.

Rep. Frederick moved that the bill be given immediate effect.

The motion prevailed, 2/3 of the members serving voting therefor.

Rep. Young, having reserved the right to explain her protest against the passage of the bill, made the following statement:

"Mr. Speaker and members of the House:

I believe the 'devil is in the details'. On the surface, it sounds good, but currently the one thing I know is this legislation was put forward without any negotiations with the Senate or the Governor's office. The future of this legislation may be like so many others a slow death in the Senate because the work wasn't done on the front end to ensure support.



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: APRIL 17, 2023

AGENDA ITEM NO 9A

COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Steven J. Cohen, AICP, Director of Community Development; Stephen Baldante, DPW Director; Shawn Keenan, AICP, City Planner
Submitted: April 12, 2023
Subject: Public Hearing / Motion – Adopt an Ordinance to amend Chapter 74 – Utilities of the Auburn Hills Code of Ordinances, as amended, to repeal existing Article I – Stormwater Discharge and adopt a new Article I – Stormwater Management, to comply with EGLE’s Municipal Separate Storm Sewer System permit requirements on Second Reading

INTRODUCTION

The enclosed amendment to Article I, Stormwater Discharge, of Chapter 74, Utilities, was drafted to better comply with EGLE’s Municipal Separate Storm Sewer System (MS4) permit requirements. The revisions include repealing existing Article I – Stormwater Discharge and adopting a new Article I – Stormwater Management, that now contains three divisions. The First Reading of the Ordinance was reviewed and accepted by the City Council on March 20, 2023.

The heading of each division is as follows: Division 1. – General; Division 2. - Illicit Discharges into the Storm Drain System and Water of the State; and Division 3. – Illicit Discharges into the Sewage Disposal System. The purpose of each division can be found in the proposed ordinance under each division heading.

Division 1 is being added to state the purpose and authority under the ordinance, provide definitions of terms and phrases utilized, specify stormwater management design and performance standards, indicate operations and maintenance requirements for stormwater management systems, and designate enforcement mechanisms.

Division 2 is being added to better regulate the contribution of pollutants to the municipal storm sewer system, prohibit illicit connections and discharges to the municipal storm sewer system, and establish legal authority to carry out all inspection, surveillance, and monitoring procedures.

Division 3 is the current Article 1 – *Stormwater Discharge* being repealed and reestablished under Division 3 under the new heading, *Illicit Discharges into the Sewage Disposal System*.

STAFF RECOMMENDATION

Staff recommends the adoption of the proposed ordinance.

MOTION

“Move to adopt the Ordinance to amend Chapter 74 – Utilities of the Auburn Hills Code of Ordinances, as amended, to repeal existing Article I – Stormwater Discharge and adopt a new Article I – Stormwater Management, to comply with EGLE’s Municipal Separate Storm Sewer System permit requirements on Second Reading. The Ordinance shall be known as Ordinance No. 23-935.”

I CONCUR:

A handwritten signature in cursive script that reads 'Thomas A. Tanghe'.

THOMAS A. TANGHE, CITY MANAGER



CITY OF AUBURN HILLS
REGULAR CITY COUNCIL MEETING
MINUTES - EXCERPT

MARCH 20, 2023

CALL TO ORDER: Mayor McDaniel at 7:00 PM.

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

Present: Mayor McDaniel, Council Members Carrier, Cionka, Knight, Marzolf, Verbeke

Absent: Council Member Hawkins

Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Ballantyne, City Clerk Pierce, Police Chief Gagnon, Fire Chief Massingill, DPW Director Baldante, Mgr of Fleet & Roads Hefner, Mgr of Municipal Properties Wisser, Mgr. of Public Utilities Deman, Community Development Director Cohen, City Planner Keenan, Construction Coord Lang, Management Assistant Hagge, Engineers Juidici & Driesenga

13 Guests

9. NEW BUSINESS

9c. Motion – To accept the First Reading of an Ordinance to amend Chapter 74 to repeal existing Article I – Stormwater Discharge and adopt a new Article I – Stormwater Management and to set a Public Hearing for Second Reading / Adoption at the Meeting of April 17, 2023.

Mr. Keenan presented the first reading to amend Chapter 74, repealing Article 1 and adopting a new Article 1 for Stormwater Management. The new article will include three divisions that are required by EGLE under the City's NPDES Municipal Storm Sewer System permit. This will bring permit requirements into compliance.

Moved by Carrier, Seconded by Knight.

RESOLVED: To accept the First Reading of the Ordinance to amend Chapter 74 – Utilities of the Auburn Hills Code of Ordinances, as amended, to repeal existing Article I – Stormwater Discharge and adopt a new Article I – Stormwater Management, to comply with EGLE's Municipal Separate Storm Sewer System permit requirements and to set for Public Hearing and Second Reading / Adoption at the meeting of April 17, 2023.

VOTE: Yes: Carrier, Cionka, Knight, Marzolf, McDaniel, Verbeke

No: None

Resolution No. 23.03.036

Motion Carried (6- 0)

CITY OF AUBURN HILLS
COUNTY OF OAKLAND
STATE OF MICHIGAN
ORDINANCE NO. 23-_____

AN ORDINANCE TO AMEND CHAPTER 74-UTILITIES OF THE AUBURN HILLS CODE OF ORDINANCES, AS AMENDED, TO REPEAL EXISTING ARTICLE I – STORMWATER DISCHARGE AND ADOPT A NEW ARTICLE I – STORMWATER MANAGEMENT, TO COMPLY WITH EGLE'S MUNICIPAL SEPARATE STORM SEWER SYSTEM PERMIT REQUIREMENTS

The City of Auburn Hills Ordains:

Chapter 74 - Utilities of the Auburn Hills City Code of ordinances, as amended, is amended by repealing existing Article I, Stormwater Discharge, and adopting a new Article I, Stormwater Management, Division 1 – General, Division 2 – Illicit Discharges into the Storm Drain System and Waters of the State, and Division 3 - Illicit Discharges into the Sewage Disposal System to read as follows:

CHAPTER 74 – UTILITIES

ARTICLE I. – STORMWATER MANAGEMENT

DIVISION 1. - GENERALLY

Sec. 74-1. - Purposes.

The purposes of this division shall be:

- (a) To protect public health, safety, and welfare by requiring stormwater management whenever new, expanded or modified developments are proposed.
- (b) To assure that stormwater management runoff from development is controlled so that the water quality in watercourses, groundwater recharged by stormwater and habitat situated in areas impacted by stormwater, including, without limitation, watercourses and wetlands, are protected, and that situation and pollution are minimized.
- (c) To provide for cost-effective and functionally-effective stormwater management, and to reduce the need for future remedial projects.
- (d) To prevent soil erosion and sedimentation.
- (e) To recognize private responsibility to incorporate stormwater management systems into the early stages of site planning and design.
- (f) To ensure that all stormwater conveyance and detention facilities will be properly designed and maintained.
- (g) To promote the avoidance of degradation of water resources by reducing and/or avoiding impacts on the hydrology of stormwater runoff.
- (h) To establish regulations to prevent harmful effects of changes in the quantity and quality of surface water discharge into wetlands and water bodies that are in the City of Auburn Hills, in whole or part.

- (i) Recognizing that significant adverse surface and/or groundwater impacts may result from development, it is the intent of this division to require development design and control mechanisms to ensure that stormwater runoff does not result in a short-term and/or long-term threat to the public health, safety and welfare in the City of Auburn Hills, and in downstream areas.
- (j) To achieve compliance with state and federal laws and regulations relating to water quality and stormwater management.

Sec. 74-2. - Applicability.

- (a) Except for those activities expressly exempted by Section 74-3 of this Code, every new development (as defined in this division) or redevelopment in the City of Auburn Hills subject to site plan review requirements shall have a stormwater management plan.
- (b) This division shall also apply to any construction activity that is not subject to Subsection (a) of this section, but may create a condition that would result in runoff that would:
 - (1) Exceed the safe capacity of the receiving public sewer or body of water as determined by the city;
 - (2) Cause undue channel erosion;
 - (3) Increase water pollution by scouring or transport of particulate matter;
 - (4) Endanger property; or
 - (5) Endanger public safety.

Sec. 74-3. – Exempt activities.

- (a) Notwithstanding the requirements of Section 74-2, a stormwater management plan is not required for activities commonly associated with farming, horticulture and silviculture including plowing, irrigation, irrigation ditching, seeding, cultivating, minor drainage, harvesting for the production of food, fiber and forest products, provided, however, such activities must be bona fide commercial enterprises, being undertaken without the expectation of being converted to some other use within the foreseeable future.
- (b) Routine single-family residential landscaping and/or gardening which conforms with the stormwater management plan approved by the city, which does not otherwise materially alter stormwater flow from the property in terms of rate and/or volume.
- (c) Development of one single-family lot, parcel or condominium unit where the city engineer determines that, due to the size of the site, or due to other circumstances, the quantity, quality and/or rate of stormwater leaving the site will not be meaningfully altered.
- (d) Emergency maintenance work performed for the protection of public health and safety. A written description of the scope and extent of any such emergency maintenance work performed shall be submitted to the city within two calendar days following its commencement. If the city finds that the work is not an emergency or if a written description is not timely submitted to the city, then the work shall cease immediately, and the requirements of this division shall be addressed as applicable.

Sec. 74-4. - Definitions.

For the purposes of this division, the following words, terms, and phrases, shall have the meanings ascribed to them in this section:

Applicant means a person or persons acting as owners or operators of a regulated construction activity on a development site who is seeking approval of a Stormwater Management Plan under this division.

Authorized enforcement agency means the city engineer and his/her authorized representatives, which shall specifically include all inspectors and code enforcement, and any other individual designated by the Mayor of the City of Auburn Hills to enforce this ordinance. Where applicable the terms may also mean the director of the Michigan Department of Environment, Great Lakes and Energy, or his/her designated official, and/or the United States EPA Administrator or his/her designated official.

Buffer strip means a zone that is used for filtering direct stormwater and stormwater runoff into a stormwater control measure, or watercourse and for providing maintenance access to a stormwater control measure.

Best Management Practices (BMPs) means schedules of activities, prohibitions of practices, general good housekeeping practices, pollution prevention and educational practices, maintenance procedures, and other management practices to prevent or reduce the discharge of pollutants directly or indirectly to stormwater, receiving waters, or stormwater conveyance systems. BMPs also include treatment practices, operating procedures, and practices to control site runoff, spillage or leaks, sludge or water disposal, or drainage from raw materials storage.

City means the City of Auburn Hills.

Clean Water Act means the federal Water Pollution Control Act (33 U.S.C. § 1251 et seq.), and any subsequent amendments thereto.

Common Plan of development means a regulated construction activity, that is completed in phases or stages which such phases or stages share:

- (a) One or more common city permit(s) related to the regulation of land use, the discharge of wastewater or a discharge to surface waters or groundwater, or
- (b) Common infrastructure such as, but not limited to, roadway access or utilities.

Construction activity means a human made activity, including but not limited to, clearing, grading excavating, construction, and paving, that results in a change in the existing cover or topography of land, including any external demolition, modification, alteration of a development site or the footprint of a building, but does not include re-surfacing of an asphalt, concrete or similar parking lot that does not expose the subgrade.

Conveyance means any structure or other means of safely conveying stormwater or stormwater runoff within a stormwater management system, including without limitation, a watercourse, closed conduit, culvert or bridge.

County means the County of Oakland.

Development site means any change in land, buildings, structures and/or vegetative cover that tends to alter stormwater impact.

Disturbance means an area of land subjected to development.

Downspout means an exterior drainage pipe for conveying stormwater from an eaves trough or roof drain.

Downspout extension means an exterior drainage pipe attached to a downspout for the purpose of discharging stormwater at a point distant from the exterior face of a building

Drain means any pipe which carries stormwater in a building drainage system.

Drainage area means the entire upstream land area from which stormwater runoff drains to a particular location, including any off-site drainage area.

Eaves trough means a drain installed to receive water collecting on the surface of a roof and to discharge it into a downspout or leader. An eaves trough may also be known as a roof drain.

Grade means a reference plane representing the average of the finished ground level adjoining a building at all exterior walls. The grade shall be determined as provided in the current building code in effect in the city.

Impervious surface means any surface are that prevents or substantially impedes the entry of water into the soil in the manner that such water entered the soil prior to development, or which causes water to run off the surface in greater quantities at or an increased rate of flow including but not limited to, roofs, parking lots, compacted gravel and dirt, driveways, sidewalks and storage areas.

Infiltration rate means the measure of the speed at which water enters into the soil at the surface.

Operation & Maintenance Plan means a document which outlines the required maintenance activities and measures associated with an approved Stormwater Management Plan.

Regulated area means the portion of the development site used as the basis to determine what performance standards an applicant must meet.

Roof drain means a drain installed to receive water collecting on the surface of a roof and to discharge it into a downspout or leader.

Specified structures means those structures, occupied or unoccupied, which are so constructed as to permit stormwater to enter the city's sanitary sewage system by means of footing drains, weeping tiles, or a similar mechanism.

Stormwater control measure means a structural and non-structural practice and technique that mitigates the adverse impacts caused by land development on water quality and/or water quantity.

Stormwater Management Design Standards means a document or documents promulgated by the city, which may be amended, detailing criteria, standards and procedures that an applicant must follow to comply with this division.

Stormwater Management Plan means a document that identifies all actions to be taken by an applicant related to a regulated construction activity that details how an applicant will comply with the requirements of the standards set forth in this division and the Stormwater Management Design Standards.

MS4 means a municipal separate storm sewer system.

National Pollutant Discharge Elimination System (NPDES) Stormwater Discharge Permit means a permit issued by United States Environmental Protection Agency (EPA), or by the State of Michigan under authority delegated pursuant to 33 USC § 1342(b) and codified in the Michigan Natural Resources and Environmental Protection Act Protection at MCL 324.101, et seq., that authorizes the discharge of

pollutants to waters of the United States or State of Michigan, whether the permit is applicable on an individual, group, or general area-wide basis.

Pollutant means anything which causes or contributes to pollution. Pollutants may include, but are not limited to: paints, varnishes, and solvents; oil and other automotive fluids; nonhazardous liquid and solid wastes and yard wastes; refuse, rubbish, garbage, litter, or other discarded or abandoned objects, articles, and accumulations, so that same may cause or contribute to pollution; floatables; pesticides, herbicides, and fertilizers; hazardous substances and wastes; sewage, fecal coliform and pathogens; dissolved and particulate metals; animal wastes; wastes and residues that result from constructing a building or structure; and noxious or offensive matter of any kind.

Storm sewer system or *storm drainage system* means a publicly owned facility by which stormwater is collected and/or conveyed, including, but not limited to, any roads with drainage systems, municipal streets, gutters, curbs, inlets, piped storm drains, pumping facilities, retention and detention basins, natural and human-made or altered drainage channels, reservoirs, and other drainage structures.

Stormwater means any surface flow, runoff, and drainage consisting entirely of water from any form of natural precipitation and resulting from such precipitation.

Sec. 74-5. – Enforcement, responsibility for administration.

This ordinance shall be enforceable by the city engineer, city planner, DPW staff, or other authorized enforcement agency.

Sec. 74-6. – Right of entry.

The city engineer, city planner, DPW staff, or other authorized enforcement agency shall be permitted to enter upon all properties for the purposes of inspection, observation, measurement, sampling and testing of suspected non-stormwater discharges in accordance with the provisions of this division. Refusal of reasonable access to the city engineer and/or representatives of the authorized enforcement agency to any part of the premises is a violation of this division.

Sec 74-7. – Stormwater management design standards.

The city shall provide Stormwater Management Design Standards which shall detail procedures, criteria, minimum standards, methods and other technical information that shall be utilized to comply with the provisions of this division.

Sec. 74-8. – Performance standards.

- (a) Stormwater control measures shall not be constructed within any floodplain of a watercourse as defined within the Michigan Coastal Flood Hazard Zones, as defined by the Michigan Department of Environment, Great Lakes and Energy (EGLE) or the Federal Emergency Management Agency (FEMA).
- (b) A buffer strip with a minimum width of 25 feet shall be established and preserved along the edge of any surface water and any regulated wetland as defined by the State of Michigan PART 303. Exemptions may be granted for construction activities that are within 25 feet of a surface water and regulated wetland that remain consistent with the intent of development.
- (c) The city is authorized to require any additional stormwater control measures necessary to control the rate and volume of stormwater runoff discharged from the development site in order to prevent drainage, flooding or water quality impacts upon public or private property.
- (d) Performance standards for separate storm sewer areas within the City of Auburn Hills jurisdiction.

(1) Water Quality:

- a. The water quality volume shall be the 1.3-inch rainfall event.

(2) Channel protection:

- a. Extended detention is required for the site's post-development runoff volume from a 1.9-inch rainfall event.

(e) Performance standards for local flood control:

- (1) Stormwater control measures shall be designed to achieve a peak flow rate not to exceed 0.2 cubic feet per second per acre (cfs/acre) for the 100-year, 24-hour from the development site.

Sec. 74-9. – Off-site stormwater management.

- (a) In lieu of on-site stormwater management, the use of off-site stormwater conveyance, infiltration and/or detention areas may be proposed. Off-site stormwater management facilities shall be designed to comply with the requirements specified in the Stormwater Management Design Standards and all other standards provided by this division that are applicable to on-site facilities.
- (b) Off-site stormwater management areas may be shared with other landowners, provided that the terms of the proposal are approved by the city engineer and city attorney. Approval hereunder shall not be granted for off-site stormwater management unless the applicant demonstrates to the city engineer, that the use of off-site stormwater management areas shall protect water quality and natural resources to an equal or greater extent than would be achieved by the use of on-site stormwater management areas.
- (c) Adequate provision and agreements providing for maintenance and inspection of stormwater management facilities shall be made, and the documents recorded instrument, including an access easement, approved by the city.

Sec. 74-10. – Stormwater management plan and operations and maintenance plan required.

- (a) No regulated construction activity may obtain site plan approval until the city has approved a Stormwater Management Plan.
- (b) Prior to the approval of a Stormwater Management Plan, the applicant shall certify to the city that the applicant has met or will meet the requirements of this division and all other city, county, state and federal requirements related to erosion control and sediment prevention, surface water resource prevention, and stormwater management applicable to the regulated construction activity.
- (c) The Stormwater Management Plan shall be developed by a professional engineer or landscape architect properly licensed to practice in the State of Michigan and shall include:
 - (1) The discharge location(s) for all post-construction stormwater runoff which will leave the development site, and the boundaries of the drainage area tributary to each discharge location;
 - (2) The boundaries of the development site, the common plan of development if applicable, and the regulated construction activity, clearly indicating areas of disturbance, the boundaries of any no-build or non-disturbance areas, all points of egress from the development site to a public right-of-way, and all easements and other encumbrances;
 - (3) The required calculations establishing compliance with the post construction stormwater

management performance standards as set forth in Section 74-8 of this Code;

- (4) The design specifications and calculations, construction details, and locations for all proposed stormwater control measures, whether located on the development site or elsewhere.
 - (5) The locations and descriptions of all access drives easements necessary to allow for construction, inspection, operation and maintenance of all proposed stormwater control measures;
 - (6) An Operation and Maintenance Plan containing all required information and schedules as set forth in this Division; and
 - (7) A copy of all applicable state and federal permit applications related to erosion, water resource and stormwater management for the regulated project.
- (d) One copy of the approved Stormwater Management Plan shall be kept on file at the site of the regulated construction activity from the initiation of site preparation until a certificate of occupancy is issued for the development associated with the regulated construction activity.
- (e) The Operation and Maintenance Plan shall be developed by a professional engineer or landscape architect properly licensed to practice in the State of Michigan and shall include maintenance requirements and protocols for each stormwater control measure, including an associated schedule of inspection and maintenance activities, and procedures and checklists for each stormwater control measure consistent with the provisions in the Stormwater Management Design Standards and a signed certification statement accenting responsibility for the operation, maintenance and inspection of the stormwater control measures.
- (f) A Stormwater Management Plan shall include the preparation and property recording of all easements, deed restrictions, reservation of rights-of-way, or other protective covenants as are required to ensure sufficient access for purposes of maintenance, inspection, operation and repair or replacement of stormwater control measures, and to ensure that any future modification of the site is consistent with the provisions of the approved Stormwater Management Plan, unless amendments or modifications to the Stormwater Management Plan are approved by the city.
- (g) The Stormwater Management Plan and applicable Operation and Maintenance Plan shall be referenced on a final plat site plan or as-built drawing, and shall be recorded with the Oakland County Register of Deeds Office upon final plat approval, and shall be provided to the city within 14 days following receipt of the recorded document.

Sec. 74-11. – Performance bond.

- (a) The city reserves the right to require the applicant to provide a performance bond or other financial guarantee in the amount of the estimated cost of construction of the stormwater control measures and all landscaping associated therewith for a duration of two years after the issuance of the certificate of occupancy to ensure that all stormwater control measures have been established and installed correctly and function as designed and permitted.
- (b) The city shall have the authority to require a performance bond or other financial guarantee of a greater or lesser amount, or duration of time, where such an adjustment is warranted to reflect unique site conditions or to ensure the function and performance of the stormwater control measures in the Stormwater Management Plan.
- (c) A final inspection and approval of the stormwater control measures by the city, or other authorized agent shall be issued before the release of the performance bonds or other financial guarantee.

Sec. 74-12. – Maintenance required.

- (a) Any stormwater control measure installed pursuant to this division shall be operated and maintained in accordance with the requirements of the approved Operations and Maintenance Plan and associated provisions in the Stormwater Management Design Standards.
- (b) No area of land specified or designated to comply with the performance standards in this division shall be altered in a manner which reduces or alters its infiltration rate, unless the city approves an amendment to the previously approved Stormwater Management Plan for the site, showing how the reduced or altered infiltration rate will be offset to maintain compliance with the performance standards specified in this division.

Sec. 74-13. – Transfer of property.

- (a) Prior to the conveyance or transfer of any portion of a development site served by a stormwater control measure(s) pursuant to this division, the applicant shall provide the city with evidence of transfer of the associated Operation and Maintenance Plan.
- (b) The Operation and Maintenance Plan shall be binding on the record owner of the property or properties subject to the Stormwater Management Plan and their owners, heirs and assigns.

Sec. 74-14. – Record drawings and certification.

- (a) Upon final stabilization of the site of a regulated construction activity, the applicant, professional engineer, or landscape architect duly licensed to practice in the State of Michigan and acting on the applicant's behalf, shall conduct a post-construction inspection and shall certify in writing that the completed project is in full compliance with the approved Stormwater Management Plan.
- (b) The Applicant or the Applicant's Designee shall submit as-built record drawings for all stormwater control measures to the city, within 15 days of final stabilization of the site.

Sec. 74-15. – Right of entry for compliance inspections.

The city engineer or other authorized agent may enter a property to inspect stormwater control measures during any phase of construction and operation of approved stormwater control measures when the city or its designee has a reasonable basis to believe that a violation of this division is occurring or has occurred, when necessary for abatement of a public nuisance, and to confirm correction of a violation.

Sec. 74-16. – Periodic self-inspections required.

- (a) Periodic inspections shall be conducted according to the Operation and Maintenance Plan by the applicant or the applicant's successors, heirs or assigns of the stormwater control measure(s) as set forth in the applicable Operations and Maintenance Plan.
- (b) An inspection report, certified by a professional engineer or landscape architect properly licensed to practice in the State of Michigan, shall be provided to the city according to the schedule in the operation and maintenance plan, commencing no more than twelve months after the date of issuance of a certificate of occupancy for the regulated construction activity, and occurring once every three years or stipulated period thereafter.

Sec. 74-17. - Notice.

- (a) If any stormwater control measure is found upon inspection to be arranged, damaged, clogged, or in such disrepair as to impede, obstruct, or hinder the flow of surface water in a manner which

conflicts with acceptable engineering practices, or if a planned and permitted stormwater control measure has not been installed per an approved Stormwater Management Plan within 30 days of inspection, the certifying party shall give written notice to the city of the conditions found, the actions necessary to bring conditions into conformance with the approved Operation and Maintenance Plan, and the timeframe for completion.

- (b) If any condition referenced in Subsection (a) of this section, is found by the city upon its own investigation, whether as a result of, or independent of, a period inspection report, the city shall give written notice to the owner of the property of the findings specifying the problem, the actions necessary to bring conditions into conformance and the timeframe for completion, as well as the potential for additional action under civil penalty or other penalty or remedy in Section 74-20 and/or Section 74-21 of this Code.

Sec. 74-18. – Civil penalty.

Whenever the city has reasonable grounds to believe that any person is violating, or has violated, any requirement of this division, the city may commence a civil action to compel compliance in a court of competent jurisdiction to enjoin said person from discharging, or to obtain appropriate relief to remedy the violations. The city may seek additional legal or equitable relief. The commencement of suit neither constitutes an exclusive election of remedies nor prohibits the city from commencing action in federal court for discharges believed to be in violation of this division, state or federal requirements contained in the Clean Water Act, the City's NPDES permit, or other applicable laws or requirements. In addition, the city may recover the reasonable attorney fees, court costs, court reporters' fees, and other usual expenses related to enforcement activities or litigation against the person found to have violated this division, or the orders, rules, regulations and permits issued hereunder.

Sec. 74-19. - Fines.

All fines, costs, and penalties which are imposed by any court of competent jurisdiction shall be payable to the City of Auburn Hills.

Sec. 74-20. – Additional remedies.

- (a) The city engineer or other authorized agent may refuse to issue a certificate of occupancy for any regulated construction activity on a development site and served by stormwater control measures until such time as the applicant or other responsible person has taken remedial measures set forth in the notice of violation or has otherwise cured the violations described therein.
- (b) The city engineer may suspend or revoke any approvals granted for the development site upon discovery of the failure of the property owner, applicant, or developer to comply with the provisions of this division.
- (c) So long as a violation of this division continues and remains uncorrected, the city, or other authorized agent may withhold, and the city, or other authorized agent may disapprove, any request for permit or site plan approval or authorization provided by this ordinance or the zoning, subdivision, or other building regulations, as appropriate for the land on which the violation occurs.
- (d) The city may institute an action in a court of competent jurisdiction for an injunction and order of abatement to correct a violation of this ordinance. Any person violating this ordinance shall be subject to the full range of equitable remedies provided in the statutes or common law.
- (e) If the violation is deemed dangerous or prejudicial to the public health or public safety, the city may cause the violation to be corrected and the costs to be assessed as a lien against the property.

- (f) By issuance of an order of restoration, the city may require a person who engaged in a regulated construction activity and failed to comply with this division to restore the waters and land affected by such failure so as to minimize the detrimental effects of the resulting pollution. The authority is in addition to any other civil penalty or injunctive relief authorized under this ordinance. If failure to comply is deemed dangerous or prejudicial to the public health or public safety, the city, may institute an action to cause the violation to be corrected and the costs to be assessed as a lien against the property.

Sec. 74-21. – Enforcement.

- (a) Any person found to be in violation of any of the provisions of this division shall be responsible for a municipal civil infraction, punishable by a fine of \$500 and subject to all other penalties allowed by law for civil infractions.
- (b) In addition to ordering the person determined to be responsible for a municipal civil infraction to pay a civil fine, costs, damages and expenses, the judge or magistrate shall be authorized to issue any judgement, writ or order necessary to enforce, or enjoin violation of, this division, and require restoration or other appropriate action under the circumstances.
- (c) Continuing offense. Each act of violation, and on each day upon which any such violation shall occur, shall constitute a separate offense.
- (d) Remedies not exclusive. In addition to any remedies provided for by city division, any equitable or other remedies available may be sought.
- (e) The judge or magistrate shall also be authorized to impose costs, damages and expenses as provided by law.

DIVISION 2. – ILLICIT DISCHARGES INTO THE STORM DRAIN SYSTEM AND WATERS OF THE STATE

Sec. 74-22. – Purpose.

The purpose of this division is to provide for the health, safety, and general welfare of the citizens of the city through the regulation of non-stormwater discharges to the storm drainage system to the maximum extent practicable as required by federal and state law. This division establishes methods for controlling the introduction of pollutants into the municipal storm sewer system in order to comply with requirements of the National Pollutant Discharge Elimination System (NPDES) permit process. The objectives of this division are:

- (a) To regulate the contribution of pollutants to the municipal storm sewer system by stormwater discharges by any user.
- (b) To prohibit illicit connections and discharges to the municipal storm sewer system.
- (c) To establish legal authority to carry out all inspection, surveillance and monitoring procedures necessary to ensure compliance with this division.

Sec. 74-23. - Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Authorized enforcement agency means the City of Auburn Hills, through its public works department by its director of public works and his/her authorized representatives, which shall specifically include all

inspectors and code enforcement, and any other individual designated by the city manager of the City of Auburn Hills to enforce this division. Where applicable the terms may also mean the director of the Michigan Department of Environment, Great Lakes and Energy (EGLE) or his/her designated official, and/or the United States EPA Administrator or his/her designated official.

Best management practices (BMPs) means schedules of activities, prohibitions of practices, general good housekeeping practices, pollution prevention and educational practices, maintenance procedures, and other management practices to prevent or reduce the discharge of pollutants directly or indirectly to stormwater, receiving waters, or stormwater conveyance systems. BMPs also include treatment practices, operating procedures, and practices to control site runoff, spillage or leaks, sludge or water disposal, or drainage from raw materials storage.

City means the City of Auburn Hills.

Clean Water Act means the federal Water Pollution Control Act (33 U.S.C. § 1251 et seq.), and any subsequent amendments thereto.

County means the County of Oakland.

Construction activity means activities subject to NPDES construction permits. These include construction projects resulting in land disturbance of five (5) acres or more requiring an issued permit and small construction activities impacting one (1) to five (5) acres of land deemed to operate under a national permit. Such activities include, but are not limited to, clearing and grubbing, grading, excavating, and demolition.

Hazardous materials means any material, including any substance, waste, or combination thereof, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may cause, or significantly contribute to, a substantial present or potential hazard to human health, safety, property, or the environment when improperly treated, stored, transported, disposed of, or otherwise managed.

Illegal discharge means any direct or indirect non-stormwater discharge to the storm drain system, except as exempted in section 74-27 of this division.

Illicit connections mean either of the following:

- (a) Any drain or conveyance, whether on the surface or subsurface, which allows an illegal discharge to enter the storm drain system including, but not limited, to any conveyances which allow any non-stormwater discharge including sewage, process wastewater, and wash water to enter the storm drain system and any connections to the storm drain system from indoor drains and sinks, regardless of whether said drain or connection had been previously allowed, permitted, or approved by an authorized enforcement agency; or
- (b) Any drain or conveyance connected from a commercial or industrial land use to the storm drain system which has not been documented in plans, maps, or equivalent records and approved by an authorized enforcement agency.

Industrial activity means activities subject to NPDES industrial permits as defined in 40 CFR, section 122.26(b)(14).

MS4 means a municipal separate storm sewer system.

National Pollutant Discharge Elimination System (NPDES) Stormwater Discharge Permit means a permit issued by United States Environmental Protection Agency (EPA), or by the State of Michigan under authority delegated pursuant to 33 USC § 1342(b) and codified in the Michigan Natural Resources and Environmental Protection Act Protection at MCL 324.101 et seq., that authorizes the discharge of

pollutants to waters of the United States or State of Michigan, whether the permit is applicable on an individual, group, or general area-wide basis.

Non-stormwater discharge means any discharge to the storm drain system that is not composed entirely of stormwater.

Person means any individual, association, organization, partnership, firm, corporation or other entity recognized by law and acting as either the owner or as the owner's agent.

Pollutant means anything which causes or contributes to pollution. Pollutants may include, but are not limited to: paints, varnishes, and solvents; oil and other automotive fluids; nonhazardous liquid and solid wastes and yard wastes; refuse, rubbish, garbage, litter, or other discarded or abandoned objects, articles, and accumulations, so that same may cause or contribute to pollution; floatables; pesticides, herbicides, and fertilizers; hazardous substances and wastes; sewage, fecal coliform and pathogens; dissolved and particulate metals; animal wastes; wastes and residues that result from constructing a building or structure; and noxious or offensive matter of any kind.

Premises means any building, lot, parcel of land, or portion of land whether improved or unimproved including adjacent sidewalks and parking strips.

Storm sewer system or storm drainage system means a publicly owned facility by which stormwater is collected and/or conveyed, including, but not limited to, any roads with drainage systems, municipal streets, gutters, curbs, inlets, piped storm drains, pumping facilities, retention and detention basins, natural and human-made or altered drainage channels, reservoirs, and other drainage structures.

Stormwater means any surface flow, runoff, and drainage consisting entirely of water from any form of natural precipitation and resulting from such precipitation.

Stormwater pollution prevention plan means a document which describes the best management practices and activities to be implemented by a person or business to identify sources of pollution or contamination at a site and the actions to eliminate or reduce pollutant discharges to stormwater, stormwater conveyance systems, and/or receiving waters to the maximum extent practicable.

Wastewater means any water or other liquid, other than uncontaminated stormwater, discharged from a facility.

Sec. 74-24. - Applicability.

This division shall apply to all water entering the storm drain system generated on any developed or undeveloped lands unless expressly exempted by an authorized enforcement agency.

Sec. 74-25. - Enforcement, responsibility for administration.

This division shall be enforceable by the city code enforcement officer at the direction of the director of public works or other authorized enforcement agency.

Sec. 74-26. - Minimum standards.

The standards set forth herein and promulgated pursuant to this division are minimum standards; therefore, this division does not intend or imply that compliance by any person will ensure that there will be no contamination, pollution, nor unauthorized discharge of pollutants.

Sec. 74-27. - Discharge prohibitions.

- (a) *Prohibition of illegal discharges.* No person shall discharge or cause to be discharged into the storm drain system or watercourses, any materials, including, but not limited to, pollutants or waters containing any pollutants that cause or contribute to a violation of applicable water quality standards, other than stormwater. The commencement, conduct or continuance of any illegal discharge to the storm drain system is prohibited; however, the following discharges are exempt from prohibition as described:
- (1) The discharges and flows from firefighting activities if they are identified as not being a significant source of pollutants to the waters of the state.
 - (2) Discharges specified in writing by the director of public works as being necessary to protect public health and safety.
 - (3) Dye testing, when there has been verbal notification to the director of public services and state department of environmental quality procedures have been followed.
 - (4) Discharges permitted under an NPDES permit, waiver, or waste discharge order issued to the discharger and administered under the authority of the Federal Environmental Protection Agency, provided that the discharger is in full compliance with all requirements of the permit, waiver, or order and other applicable laws and regulations, and provided that written approval has been granted for any discharge to the storm drain system.
 - (5) The following discharges or flows if they are identified as not being a significant contributor to violations of water quality standards: water line flushing and discharges from potable water sources; landscape irrigation runoff, lawn watering runoff, and irrigation waters; diverted stream flows and flows from riparian habitats and wetlands; rising groundwaters and springs; uncontaminated groundwater infiltration and seepage; uncontaminated pumped groundwater, except for groundwater cleanups specifically authorized by NPDES permits; foundation drains, water from crawl space pumps, footing drains and basement sump pumps; air conditioning condensation; waters from noncommercial car washing; street wash water; dechlorinated swimming pool water from single-, two- or three-family residences (if dechlorinated – typically less than one PPM chlorine). Other swimming pools shall not be discharged to stormwater or to surface waters of the state without NPDES permit authorization from the EGLE.
- (b) *Prohibition of illicit connections.*
- (1) The construction, use, maintenance or continued existence of illicit connections to the storm drain system is prohibited.
 - (2) This prohibition expressly includes, without limitation, illicit connections made in the past, regardless of whether the connection was permissible under law or practices applicable or prevailing at the time of connection.
 - (3) A person is considered to be in violation of this division if the person connects a line conveying sewage to a storm drain system or MS4, or allows such a connection to continue.
- (c) *Prohibition of direct dumping or disposal of materials into the MS4.*
- (1) The direct dumping of materials or discharges into the MS4 is prohibited except for those illicit discharges identified as not being a significant contributor to violations of water quality standards.

Sec. 74-28. - Right of entry.

The director of public works, DPW staff, city planner, city code enforcement officers, or other authorized enforcement agency shall be permitted to enter upon all properties for the purposes of inspection, observation, measurement, sampling and testing of suspected non-stormwater discharges in accordance with the provisions of this division. Refusal of reasonable access to the director of public works, city's code enforcement officer, and/or representatives of the authorized enforcement agency to any part of the premises is a violation of this division.

Sec. 74-29. - Suspension of storm sewer system access.

- (a) *Suspension due to illicit discharges in emergency situations.* The code enforcement officer at the direction of the director of public works, or other authorized enforcement agency may seek immediate injunctive relief to suspend storm sewer system discharge access to a person when such suspension is necessary to stop an actual or threatened discharge which presents or may present imminent and substantial danger to the environment, or to the health or welfare of persons, or to the storm sewer system or the waters of the United States or this state. If the violator fails to comply with a suspension order issued in an emergency, the authorized enforcement agency may take such steps as deemed necessary to prevent or minimize damage to the storm sewer system or waters of the United States or this state, or to minimize danger to persons.
- (b) *Suspension due to the detection of illicit discharge.* Any person discharging to the storm sewer system in violation of this division may have their storm sewer system access terminated by order of the district court, or other court of competent jurisdiction, if such termination would abate or reduce an illicit discharge. The code enforcement officer or director of public works will notify a violator of the proposed termination of its storm sewer system access. The violator may petition the director of public services for reconsideration and hearing.

Sec. 74-30. - Industrial or construction activity discharges.

Any person subject to an industrial or construction activity NPDES stormwater discharge permit shall comply with all provisions of such permit. Proof of compliance with said permit may be required in a form acceptable to the city engineer prior to the allowing of discharges to the MS4.

Sec. 74-31. - Monitoring of discharges.

The director of public works has the right to require non-residential dischargers to install monitoring equipment as necessary, in accordance with court order, if a non-stormwater discharge is suspected. The facility's sampling and monitoring equipment shall be maintained at all times in a safe and proper operating condition by the discharger at its own expense. All devices used to measure stormwater flow and quality shall be calibrated to ensure their accuracy.

Sec. 74-32. - Requirements to prevent, control, and reduce stormwater pollutants by the use of best management practices.

The director of public works, director of community development, city planner or other authorized staff will adopt requirements identifying best management practices for any activity, operation, or facility which may cause or contribute to pollution or contamination of stormwater, the storm drain system, or waters of the U.S. The owner or operator of a commercial or industrial establishment shall provide, at their own expense, reasonable protection from accidental discharge of prohibited materials or other wastes into the municipal storm drain system or watercourses through the use of these structural and non-structural BMPs. Further, any person responsible for a property or premises, which is, or may be, the source of an illicit discharge, may be required to implement, at said person's expense, additional structural and non-structural BMPs to prevent the further discharge of pollutants to the municipal separate storm sewer system. Compliance with all terms and conditions of a valid NPDES permit authorizing the discharge of

stormwater associated with industrial activity, to the extent practicable, shall be deemed compliance with the provisions of this section. These BMPs shall be part of a stormwater pollution prevention plan (SWPPP) as necessary for compliance with requirements of the NPDES permit.

Sec. 74-33. - Notification of spills.

Notwithstanding other requirements of law, as soon as any person responsible for a facility or operation, or responsible for emergency response for a facility or operation has information of any known or suspected release of materials which are resulting or may result in illegal discharges or pollutants discharging into stormwater, the storm drain system, or water of the U.S. said person shall take all necessary steps to ensure the discovery, containment, and cleanup of such release. In the event of such a release of hazardous materials said person shall immediately notify emergency response agencies of the occurrence via emergency dispatch services. In the event of a release of non-hazardous materials, said person shall notify the authorized enforcement agency in person or by phone or facsimile no later than the next business day. Notifications in person or by phone shall be confirmed by written notice addressed and mailed to the director of public works, building official, and city planner within three (3) business days of the phone notice. If the discharge of prohibited materials emanates from a commercial or industrial establishment, the owner or operator of such establishment shall also retain an on-site written record of the discharge and the actions taken to prevent its recurrence. Such records shall be retained for at least three (3) years.

Sec. 74-34. - Enforcement.

- (a) *Notice of violation.* Whenever the director of public services, building official, city planner, code enforcement officer, or their designee determines that a person has violated a prohibition or failed to meet a requirement of this division, the City of Auburn Hills may issue a notice of violation to the responsible person and the owner of the property where the violation is occurring—requiring compliance within a period set forth within the notice. Such notice may require without limitation:
 - (1) The performance of monitoring, analyses, and reporting;
 - (2) The elimination of illicit connections or discharges;
 - (3) That violating discharges, practices, or operations shall cease and desist;
 - (4) The abatement or remediation of stormwater pollution or contamination of hazards and the restoration of any affected property; and
 - (5) Payment of a fine to cover administrative and remediation costs; and
 - (6) The implementation of source control or treatment BMPs.
- (b) *Abatement of a violation.* If abatement of a violation and/or restoration of affected property is required, the notice shall set forth a deadline within which such remediation or restoration must be completed. Said notice shall advise that, should the violator fail to remediate or restore within the established deadline, the city may issue a municipal civil infraction citation and may seek an order of the district court, or file a civil suit with a court of competent jurisdiction requiring the restoration to be completed within an established deadline and authorizing the city or its designee to complete the work at the violator's expense.
- (c) *Penalties for violation.* Any person, or anyone acting on behalf of a person violating any of the provisions of this division shall, upon conviction thereof, be subject to a fine of not more than \$500.00 and the costs of prosecution or by imprisonment in the county jail for a period not to exceed 90 days, or by both such fine and imprisonment in the discretion of the court. Each day that a violation is permitted to exist shall constitute a separate offense. The imposition of any penalties shall not exempt the offender from compliance with the requirements of this division.

Sec. 74-35. - Cost of the abatement of the violation.

In the event the violator fails to correct the violation as required, and the city undertakes the corrective action in accordance with an order of the district court, or other court of competent jurisdiction, within thirty (30) days after abatement of the violation, the owner of the property will be notified of the cost of abatement, including administrative costs. The court order may provide that if the amount due is not paid within a timely manner, the charges shall become a special assessment against the property and shall constitute a lien on the property for the amount of the assessment. Unpaid assessments may be placed on the city's delinquent tax roll and may be collected as unpaid taxes.

Sec. 74-36. - Remedies not exclusive.

The remedies listed in this division are not exclusive of any other remedies available under any applicable federal, state, or local law and it is within the discretion of the authorized enforcement agency to seek cumulative remedies, including, but not limited to circuit court actions in law or equity.

DIVISION 3. – ILLICIT DISCHARGES INTO THE SEWAGE DISPOSAL SYSTEM

Sec. 74-37. - Purpose.

It is the purpose of this division to protect public health and safety by evading and preventing pollution through the regulation and control of the disposal of stormwater so as to prevent such water from entering the wastewater collection and treatment system of the city. It is the further purpose of this division to enable the city and the governmental authorities with which it has contracted to provide a public sewage disposal system for properties within the city to comply with the applicable requirements of state and federal laws and the requirements of applicable National Pollutant Discharge Elimination System permits within the Evergreen-Auburn Sewage Disposal System.

Sec. 74-38. - Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Downspout means an exterior drainage pipe for conveying stormwater from an eaves trough or roof drain.

Downspout extension means an exterior drainage pipe attached to a downspout for the purpose of discharging stormwater at a point distant from the exterior face of a building.

Drain means any pipe which carries stormwater in a building drainage system.

Eaves trough means a drain installed to receive water collecting on the surface of a roof and to discharge it into a downspout or leader. An eaves trough may also be known as a roof drain.

Grade means a reference plane representing the average of the finished ground level adjoining a building at all exterior walls. The grade shall be determined as provided in the current building code in effect in the city.

Roof drain means a drain installed to receive water collecting on the surface of a roof and to discharge it into a downspout or leader.

Specified structures means those structures, occupied or unoccupied, which are so constructed as to permit stormwater to enter the city's sanitary sewage system by means of footing drains, weeping tiles, or a similar mechanism.

Sec. 74-39. - Penalty for violation.

Any person, or anyone acting on behalf of a person violating any of the provisions of this division shall, upon conviction thereof, be subject to a fine of not more than \$500.00 and the costs of prosecution or by imprisonment in the county jail for a period not to exceed 90 days, or by both such fine and imprisonment in the discretion of the court. Each day that a violation is permitted to exist shall constitute a separate offense. The imposition of any penalties shall not exempt the offender from compliance with the requirements of this division.

Sec. 74-40. - Stormwater drainage system required.

A stormwater drainage system shall be provided and maintained for the safe and efficient drainage of roofs on all specified structures within the city. As a minimum, such storm drainage system shall consist of eaves troughs and/or roof drains, downspouts, and downspout extensions having a minimum length of five feet measured at grade from an exterior face of a structure on all faces above a basement or undergrade living area.

Sec. 74-41. - Variances.

The variance committee consisting of the DPW director, assistant city manager and one citizen at large, upon an appeal from a property owner, may grant variances from the strict application of the terms of this division in those cases where it determines that due to unique physical circumstances pertaining to the property, the stormwater drainage system required by this division cannot be constructed or would not serve the purpose and intent of this division.

All Sections in CHAPTER 74 – UTILITIES following Section 74-41 shall be renumbered in sequence.

DIVISION 4. – REPEALER

All ordinances, or parts of ordinances, in conflict with this ordinance are repealed only to the extent necessary to give this ordinance full force and effect.

DIVISION 5. – SEVERABILITY

If any section, clause or provision of this ordinance shall be declared to be unconstitutional, void, illegal or ineffective by any Court of competent jurisdiction, such section, clause or provision declared to be unconstitutional, void or illegal shall thereby cease to be a part of this ordinance, but the remainder of this ordinance shall stand and be in full force and effect.

DIVISION 6. – SAVINGS

All proceedings pending and all rights and liabilities existing, acquired or incurred at the time this ordinance takes effect are saved and may be consummated according to the law when they were commenced.

DIVISION 7. – EFFECTIVE DATE

The provisions of this ordinance are hereby ordered to take effect upon publication in the manner prescribed by the Charter of the City of Auburn Hills.

DIVISION 8. – ADOPTION

This ordinance is hereby declared to have been adopted by the City Council of the City of Auburn Hills at a meeting thereof duly called and held on the ____ day of _____, 2023, and ordered to be given publication in the manner set forth in this ordinance and as prescribed by the Chapter of the City of Auburn Hills.

AYES:
NAYES:
ABSENT:
ABSTENTIONS:

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

I, the undersigned, the duly qualified Clerk of the City of Auburn Hills, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of Ordinance No. _____ adopted by the Auburn Hills City Council on the _____ day of _____, 2023, the original of which is in my office.

LAURA PIERCE
City Clerk

CITY OF AUBURN HILLS
CODE OF ORDINANCES

CHAPTER 74 – UTILITIES

ARTICLE I. ~~STORMWATER DISCHARGE~~

Marked-Up Version

Key

Repealed

~~Sec. 74-1. Purpose.~~

~~It is the purpose of this article to protect public health and safety by evading and preventing pollution through the regulation and control of the disposal of stormwater so as to prevent such water from entering the wastewater collection and treatment system of the city. It is the further purpose of this article to enable the city and the governmental authorities with which it has contracted to provide a public sewage disposal system for properties within the city to comply with the applicable requirements of state and federal laws and the requirements of applicable National Pollutant Discharge Elimination System permits within the Evergreen Farmington Sewage Disposal System.~~

~~(Ord. No. 634, § 1, 9-21-98)~~

~~Sec. 74-2. Definitions.~~

~~The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:~~

~~*Downspout* means an exterior drainage pipe for conveying stormwater from an eaves trough or roof drain.~~

~~*Downspout extension* means an exterior drainage pipe attached to a downspout for the purpose of discharging stormwater at a point distant from the exterior face of a building.~~

~~*Drain* means any pipe which carries stormwater in a building drainage system.~~

~~*Eaves trough* means a drain installed to receive water collecting on the surface of a roof and to discharge it into a downspout or leader. An eaves trough may also be known as a roof drain.~~

~~*Grade* means a reference plane representing the average of the finished ground level adjoining a building at all exterior walls. The grade shall be determined as provided in the current building code in effect in the city.~~

~~*Roof drain* means a drain installed to receive water collecting on the surface of a roof and to discharge it into a downspout or leader.~~

~~*Specified structures* means those structures, occupied or unoccupied, which are so constructed as to permit stormwater to enter the city's sanitary sewage system by means of footing drains, weeping tiles, or a similar mechanism.~~

~~(Ord. No. 634, § 1, 9-21-98)~~

~~**Cross reference**—Definitions generally, § 1-2.~~

~~Sec. 74-3. Penalty for violation.~~

~~Any person, or anyone acting on behalf of a person violating any of the provisions of this article shall, upon conviction thereof, be subject to a fine of not more than \$500.00 and the costs of prosecution or by imprisonment in the county jail for a period not to exceed 90 days, or by both such fine and imprisonment in the discretion of the court. Each day that a violation is permitted to exist shall constitute a separate offense. The imposition of any penalties shall not exempt the offender from compliance with the requirements of this article.~~

~~(Ord. No. 634, § 1, 9-21-98)~~

~~Sec. 74-4. -- Stormwater drainage system required.~~

~~A stormwater drainage system shall be provided and maintained for the safe and efficient drainage of roofs on all specified structures within the city. As a minimum, such storm drainage system shall consist of eaves troughs and/or roof drains, downspouts, and downspout extensions having a minimum length of five feet measured at grade from an exterior face of a structure on all faces above a basement or undergrade living area.~~

~~(Ord. No. 634, § 1, 9-21-98)~~

~~Sec. 74-5. -- Variances.~~

~~The variance committee consisting of the DPW director, assistant city manager and one citizen at large, upon an appeal from a property owner, may grant variances from the strict application of the terms of this article in those cases where it determines that due to unique physical circumstances pertaining to the property, the stormwater drainage system required by this article cannot be constructed or would not serve the purpose and intent of this article.~~

~~(Ord. No. 634, § 1, 9-21-98)~~

~~Sec. 74-6 -- 74-25. -- Reserved.~~



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: APRIL 17, 2023

AGENDA ITEM NO 9B

COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Steven J. Cohen, AICP, Director of Community Development; Shawn Keenan, AICP, City Planner
Submitted: April 10, 2023
Subject: Motion – Approval of Site Plan and Tree Removal Permit / Atlantic Boulevard - Light Industrial Speculative Building

INTRODUCTION

This is a request from Mancini Holdings, LLC, to construct a 55,422 square foot Light Industrial building on the south side of Atlantic Boulevard just west of Giddings Road. The 4.63-acre parcel is zoned I-1, Light Industrial District.

Approximately 11,696 square feet of the building will be used for office space, approximately 21,863 square feet is designated for manufacturing, and the remaining 21,863 square feet of the building will be utilized for warehouse purposes.



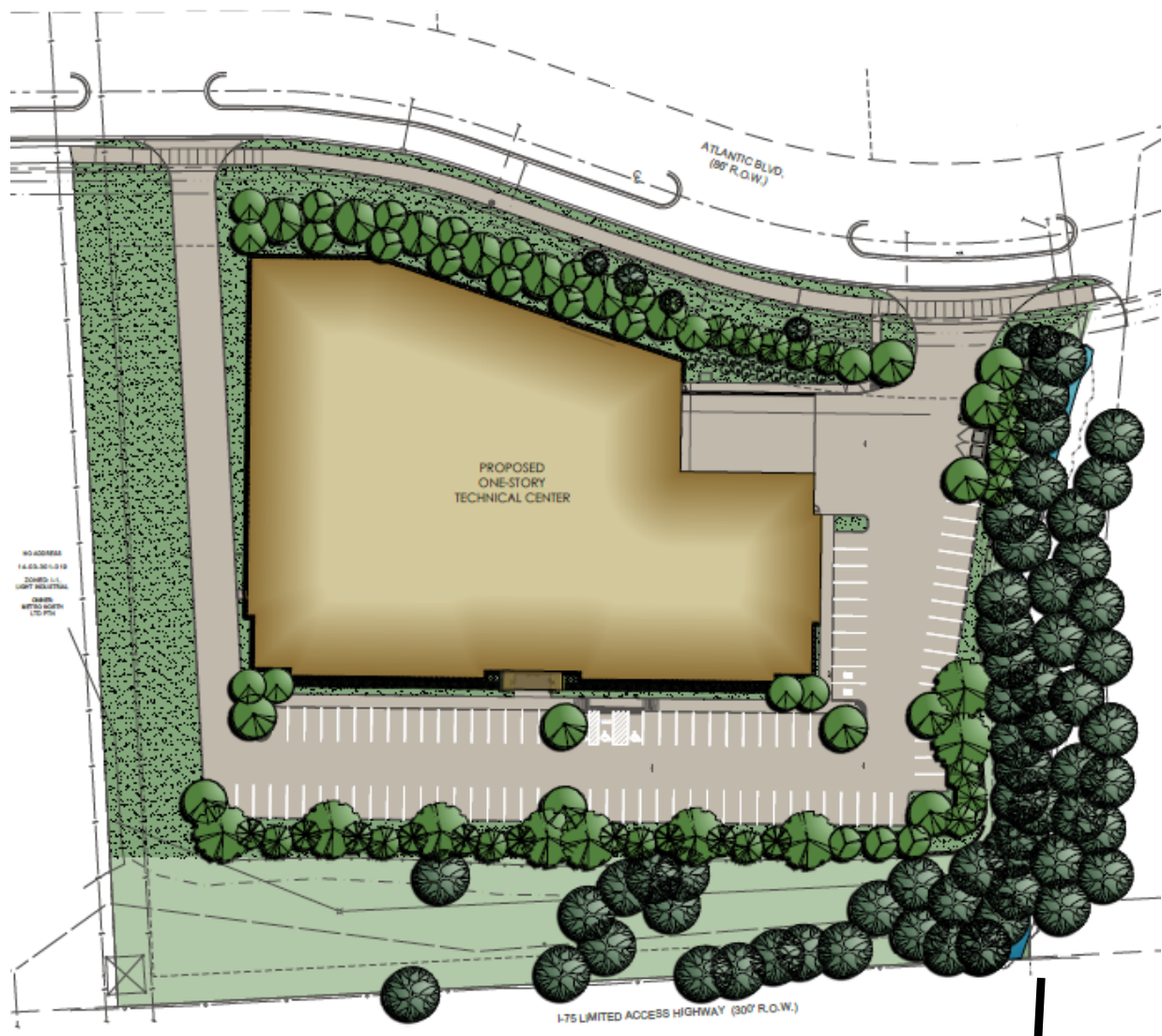
Aerial View of the Site

The applicant will be the developer of the project. Once a user is found that is compatible with the uses specified in the City's Zoning Ordinance Light Industrial District, Mancini Holding will construct and maintain ownership of the building and lease the facility to the future tenant.

Total investment in the project is estimated at \$5.5 million. Mancini Holdings' goal is to begin construction in Spring 2024, with completion taking place in Spring 2025.



Rendering of the proposed building looking north from the parking lot



Illustrated Site Plan

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 Site Plan and Tree Removal Permit and offer the following discretionary findings of fact:

1. The Site Plan contains sufficient basic information required by the Zoning Ordinance for a recommendation.
2. The requirements of Section 1815, Items 7A-7E of the Zoning Ordinance can be met as follows:
 - a) All requirements and standards of the Zoning Ordinance and other City Ordinances can be met.
 - b) Safe, convenient vehicular and pedestrian ingress/egress has been depicted; primary access will be to Atlantic Boulevard.
 - c) Traffic circulation features within the site and the location of parking areas avoid common traffic problems and can promote safety.

STAFF RECOMMENDATION – Continued

- d) A satisfactory and harmonious relationship will exist between the proposed development and the surrounding area.
- e) The proposed use will not have an unreasonable, detrimental, or injurious effect upon the natural characteristics of the subject parcel or the adjacent area.
- 3. Based on the project's total square footage, 90 parking spaces are required, and 98 parking spaces are depicted.
- 4. The parking layout meets minimum requirements, and barrier-free parking spaces are provided (Three spaces are required, and three spaces are provided). One space is van accessible.
- 5. Building and parking setback requirements will be met.
- 6. Greenbelts will be provided.
- 7. Landscape requirements will be met, and calculations have been submitted.
- 8. A note indicates that exterior lighting shall meet the requirements of the Zoning Ordinance. Pole and wall-mounted lighting shall be shielded and directed downward. Lamp bulbs and lenses shall not extend below the light fixture shields. Light poles are designed to be 20 feet in height from the finished grade.
- 9. A note indicates that signs shall meet the requirements of the Zoning Ordinance.
- 10. A note indicates that parking spaces shall be double-striped.
- 11. Ground-mounted and roof-mounted mechanical equipment will be screened.
- 12. A note indicates that there will be no outside storage allowed, which includes pallet storage, overnight vehicles, or trailer storage.
- 13. An eight-foot pathway exists along Atlantic Boulevard. Complete Streets considerations were made as part of the site design, with a dedicated sidewalk provided from Atlantic Boulevard to the building.
- 14. A Tree Removal Permit is required - 24 replacement trees are required 24 replacement trees are proposed.
- 15. The developer has agreed to prep the parking lot for two electric vehicle charging stations. They will install electrical stubs at planned station locations and will run a conduit from the power source to the stubs at the time of construction to support the future installation of the charging stations when needed.
- 16. A monument-style sign along I-75 or Atlantic Boulevard is not proposed as part of this development.

Conditions:

- 1. The developer shall meet the requirements of Article XX Administration and Enforcement, Section 2007. Performance Guarantees.
- 2. Site plan approval shall be based on the representations made by the developer as documented in this report, packet, and public meeting minutes.

PLANNING COMMISSION RECOMMENDATION

Recommended Approval on April 5, 2023 (8-0 vote)

MOTION

"Move to accept the Planning Commission's recommendation and approve the Site Plan and Tree Removal Permit for Mancini Holdings, LLC to construct a light industrial speculative building subject to the conditions of the City's Administrative Review Team."

I CONCUR:



THOMAS A. TANGHE, CITY MANAGER



CITY OF AUBURN HILLS
PLANNING COMMISSION
MINUTES
NOT YET APPROVED - EXCERPT

April 5, 2023

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

ROLL CALL: Present: **Sam Beidoun, Carolyn Shearer, Chauncey Hitchcock, Ray Saelens, Dominick Tringali, Cynthia Pavlich, Brian Marzolf, Greg Ouellette**
Absent: Laura Ochs
Also Present: Director of Community Development Steve Cohen, City Planner Shawn Keenan, Hannah Driesenga, Consulting Engineer
Guests: 8

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

5. PETITIONERS

5a. Atlantic Boulevard Industrial Building (7:01 p.m.)
Public Hearing/Motion – Recommendation to City Council for Site Plan and Tree Removal Permit approval to construct a light industrial building.

Mr. Keenan explained that this is a request from Mancini Holdings, LLC, to construct a 55,422 square foot Light Industrial building on the south side of Atlantic Boulevard just west of Giddings Road. The 4.63-acre parcel is zoned I-1, Light Industrial District.

Approximately 11,696 square feet of the building will be used for office space, approximately 21,863 square feet is designated for manufacturing, and the remaining 21,863 square feet of the building will be utilized for warehouse purposes.

The applicant will be the developer of the project. Once a user is found that is compatible with the uses specified in the Zoning Ordinance's Light Industrial District, Mancini Holding will construct and maintain ownership of the building and lease the facility to the future tenant.

Total investment in the project is estimated at \$5.5 million. Mancini Holdings' goal is to begin construction in spring 2024, with completion taking place in spring 2025.

Edward Mancini, Mancini Holdings, LLC, 7472 19 Mile Road, Sterling Heights, MI 48314 and his development team were available to answer any questions of the Commission.

The Commission asked about the following:

1. The size of the building;
2. The start date for beginning construction;
3. The type of user anticipated and when a user will be secured;
4. The size of the office space;
5. The installation of electric charging stations on site.

Mr. Mancini explained that the building is proposed to be 55,422 square feet. He stated that they plan on beginning construction as soon as the permits are in place. He further stated that the type of user he anticipates would be related to the automotive industry in some way, perhaps a supplier for the electric vehicle industry, though no tenant has been secured at this time. He explained that the amount of area designated for office space would include restrooms, breakrooms, offices, etc. He stated that it could also fluctuate slightly depending on the needs of the tenant. Two spaces will be prepped for electric vehicle charging stations, to be completed when needed.

Mr. Ouellette opened the public hearing at 7:08 p.m.

There being no public comments, Mr. Ouellette closed the public hearing at 7:08 p.m.

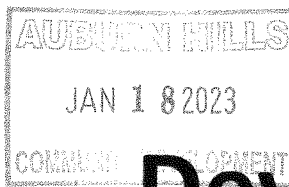
Moved by Hitchcock to recommend to City Council approval of the Site Plan and Tree Removal Permit for the Atlantic Boulevard – Light Industrial Speculative Building subject to the conditions of the City's Administrative Review Team.

Second by Beidoun.

VOTE: Yes: Tringali, Marzolf, Shearer, Hitchcock, Saelens, Beidoun, Pavlich, Ouellette

No: None

Motion Carried (8-0)



Development Application

Project Name: Atlantic Blvd. - Proposed Industrial Building

General Project Location: South side of Atlantic Blvd.
between Harmon Rd. and Giddings Rd.

Parcel Size: 4.63 Acres **Zoning:** I-1 - Light Ind.

Sidwell Number(s): 14-03-327-009

Project Description: Construct a 67,118 S.F. Speculative
building with adjacent parking lot.

Building Size (sq. ft.): 67,118

City Use Only

Address:

Date Received: 1/18/23

Fees Paid: 4,943.00

SP #: 230001

SLU #(s): _____

LD/LE/SUB #: _____

RZ #: _____

PUD #: _____

ZBA #: _____

PTR 230001

Check requested review(s)

☒ Site Plan

☒ Tree Removal Permit

☐ Special Land Use Permit(s) _____

☐ Land Division

☐ Land Exchange

☐ Subdivision

☐ Planned Unit Development - Step 1/Step 2/Combined

☐ Rezoning _____ to _____

☐ ZBA Variance or Interpretation
(see supplemental application)

☐ Other _____

Applicant

Name: Edward Mancini **Signature:** _____

Business Name and Address: Mancini Holdings, LLC - 7472 19 Mile Road

City: Sterling Heights **State:** MI **Zip Code:** 48314 **Phone Number:** (586) 685-1000

Fax Number: (586) 685-1001 **Alt. Phone Number(s):** (810) 217-5470

Property Owner(s)

Name: Edward Mancini **Signature:** _____

Business Name and Address: Mancini Holdings, LLC - 7472 19 Mile Road

City: Sterling Heights **State:** MI **Zip Code:** 48314 **Phone Number:** (586) 685-1000

(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

March 27, 2023

Mr. Shawn Keenan, AICP
City Planner
CITY OF AUBURN HILLS
1827 North Squirrel Road
Auburn Hills, Michigan 48326

RE: Atlantic Boulevard Proposed Industrial Building
Site Plan 1st Review

Dear Mr. Keenan:

We have completed the site plan review for the above referenced project with respect to grading, paving, storm drainage/detention, and availability of municipal utilities to serve the site. The site plan, received by this office on March 17, 2023 was prepared by Nowak and Fraus. The review comments are noted below.

PERMITS:

Various permits will be required for this site, including but not limited to the following:

- Soil erosion permit from O.C.W.R.C.
- Water main extension permit from E.G.L.E.
- Storm water maintenance agreement for the underground detention
- Temporary grading easement from adjacent property owner for removal of existing pedestrian bridge

GENERAL:

The site is located on the south side of Atlantic Boulevard between Harmon Road and Giddings Road in Section 3 of the City of Auburn Hills. The applicant is proposing to construct a 55,422 square foot speculative building with parking space for a user. The proposed building will consist of 11,696 square feet of office space and 43,726 square feet of manufacturing and warehouse space. This site along with the adjacent properties is zoned Light Industrial (I-1). A complete legal description of the parcel is shown on the plan. The City of Auburn Hills Standard Notes and Fire Department Notes are included on the plans. A landscape plan was included in the plan set and appears to be acceptable. The Auburn Hills Standard Details were not included in the plan set and will need to be in the engineering review submittal. Furthermore, a soil erosion and sedimentation control plan and a demolition plan is needed for the engineering review. Two benchmarks were shown on the plans and should remain for the engineering plan.

MUNICIPAL UTILITIES:

An existing 12-inch water main is located along the north side of the site along Atlantic Boulevard. The applicant is proposing to connect to the existing main on the east and west side of the site to loop new water main around the proposed building. Five (5) fire hydrant assemblies are proposed to provide adequate coverage for the site. Fire suppression and domestic service lines are proposed to extend from the new water main located on the east



side of the site, west to the proposed building. The size and material type of the proposed water main shall be provided at engineering review.

There is an existing 10-inch sanitary sewer that extends through the south side of the site. The topographic survey sheet included in the plan set calls out the existing sanitary sewer as 12-inch, but according to the record drawings for the Metro North Technology Park, the existing sanitary sewer is 10-inch. The topographic survey shall be adjusted at engineering review. The applicant is proposing to tap an existing sanitary sewer manhole located on the south side of the site and extend one 6-inch SDR 23.5 sanitary sewer lead at a slope of 1.0% north to the proposed building.

STORM SEWER AND DETENTION:

It appears that the site is located in the Vinewood Drainage District, which has a maximum discharge rate of 0.0776 cfs/acre. Storm water runoff for the site will be collected via a series of catch basins and routed to an underground detention system where it will ultimately outlet to an existing 24-inch storm sewer extending along the south side of the site. The following storm water detention note was included on the plans, "Detention shall be provided utilizing the existing design discharge rate per the updated Oakland County WRC Stormwater Standards." Preliminary proposed detention calculations were provided on the plan and appear to be acceptable. Additional details of the stormwater management system will be needed for the engineering review including storm sewer calculations, profiles, and hydraulic grade lines. The size, material, and slope of the storm sewer shall be labeled for engineering review. A water quality unit has been provided on the plans prior to the storm water entering the underground detention system. Additional details of the water quality unit will be needed for the engineering review.

TRAFFIC/PAVING:

Access to the site is proposed by two new concrete approaches off Atlantic Boulevard. Parking is proposed on the east and south side of the site with a truck well/loading area proposed at the northeast corner of the building. The plans indicate concrete curb and gutter throughout the parking lot with 8-inch concrete pavement for the drive aisles and 6-inch concrete pavement for the parking spaces. Pavement cross-sections for the site have been provided on the plan and appear to meet City standards, although an additional cross-section for the 8-inch and 6-inch concrete pavement shall be provided at engineering review.

The applicant is proposing 98 parking spaces including 3 barrier free accessible parking spaces and 2 prepped electric vehicle parking spaces. A proposed dumpster location has been included on the plans to the east of the truck well/loading area. A 7-foot-wide concrete sidewalk has been provided along the east and south side of the building to provide access from the parking lot into the building. A sidewalk connection has also been provided from the building out to Atlantic Boulevard. There is currently an existing pedestrian bridge between the applicant's parcel and the adjacent parcel to the east. Additional details on the proposed removal of the bridge including removal limits will need to be provided at engineering review. An auto turn analysis for the Auburn Hills Fire Truck, garbage truck, and WB-67 Interstate Semi-Trailer has been included in the plan set.

GRADING:

Existing and proposed grades are shown with contours and spot elevations. The site is sloped towards the east and south sides of the parcel. The proposed improvements do not appear to substantially alter the existing drainage pattern. Pavement slopes are mostly consistent with City standards and are to remain between 1% and 6% for drive areas and between 1% and 4% for parking areas. Sidewalk ramps shall be added at the proposed approaches off Atlantic Boulevard and comply with ADA standards.

A retaining wall is proposed at the southeast corner of the site and an additional retaining wall is proposed along the east side of the site. A detail for the retaining wall has been included in the plan set. Design details and computations (sealed by a licensed engineer) will need to be submitted and approved during the engineering review.



for all walls greater than one (1) foot in height. Any retaining walls over 2.5 feet in height are required to be fenced and the retaining wall detail shall be revised to include the fence.

RECOMMENDATIONS:

The site plan is in substantial compliance with City of Auburn Hills requirements, and has been stamped “Approved” by our office. We ask that the site plan approval acknowledge the following:

1. The site improvement plan, designed in accordance with Ordinance No. 806, shall be submitted to the City for review and approval prior to construction. A detailed cost estimate for the improvements shall be submitted with the plans signed and sealed by the design engineer.
2. The developer must post a performance guarantee, in accordance with the City’s requirements as set forth in the City of Auburn Hills Ordinance No. 372, Section 2007, Performance Guarantees. The estimate of the guarantee shall be submitted with the site improvement plan and must reflect all costs for site improvements, including but not limited to mass grading, roadways, lighting, utilities, pathways, sidewalks, screening, landscaping, driveways, retaining walls, parking lots, drainage, stormwater retention basins, and other similar features.

If you have any questions or are in need of any further information, please feel free to contact our office.

Sincerely,
OHM Advisors

Hannah Driesenga, P.E.

Transmitted via e-mail to Shawn Keenan: March 27, 2023
cc: File

P:\0101_0125\SITE_AUBURNHILLSCITY\2023\0120231060_ATLANTIC SPEC BUILDING\ATLANTIC SPEC BUILDING_SITE
REV#1_APP.DOCX

Owner / Developer

MANCINI HOLDINGS, LLC
7472 19 Mile Road
Sterling Heights, MI 48314
Tel. (586) 685-1000

CONTACT: Edward Mancini

Architect

SQUIRES ARCHITECTURAL GROUP
1042 N. Millford Road, Ste. 202
Milford, MI 48381
Tel. (248) 717-3132

CONTACT: Shawn Squires, R.A., NCARB

Civil Engineer

NOWAK & FRAUS ENGINEERS
46777 Woodward Ave.
Pontiac, MI 48342-5032
Tel. (248) 332-7931
Fax. (248) 332-8257

CONTACT: Brad W. Brickel, P.E.

Landscape Architect

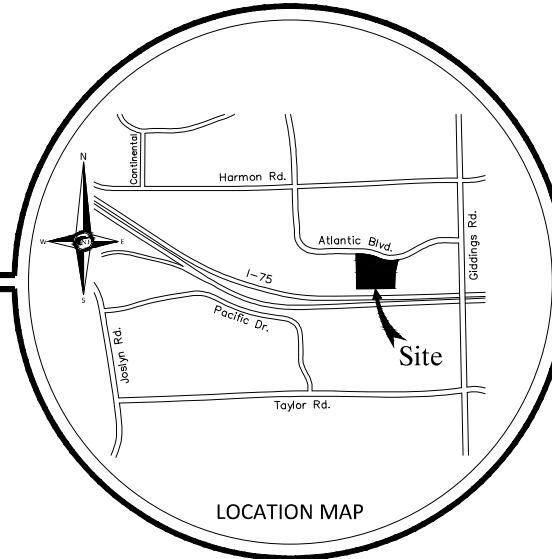
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Tel. (248) 332-7931
Fax. (248) 332-8257

CONTACT: George Ostrowski, LLA, LEED AP

City of Auburn Hills, Oakland County, Michigan SPA DOCUMENTS

Prepared For Mancini Holdings, LLC

PART OF THE SW $\frac{1}{4}$ OF SECTION 3, T.3N., R.10E.,
CITY OF AUBURN HILLS,
OAKLAND COUNTY, MICHIGAN



SHEET INDEX

C00 Cover Sheet
C01 Alta-Topographic-Tree Survey - 1 of 2
C02 Tree List-Survey Notes - 2 of 2
C03 Dimensional Site Plan
C04 Engineering Site Plan
C05 Detention Calculations Plan
C06 Fire Truck Access Plan
C07 Truck Access Plan
C08 Project Notes & Details Plan
C09 EV - Lighting Notes and Details Sheet

L1 Tree Preservation Plan
L2 Landscape Plan
L3 Landscape Notes & Details

A-101 Floor Plan
A-201 Building Elevations
A-901 3D Views

LEGAL DESCRIPTION - PER TITLE COMMITMENT

LAND IN THE CITY OF AUBURN HILLS, OAKLAND COUNTY, MI, DESCRIBED AS FOLLOWS:

LOT(S) 18 OF METRO NORTH TECHNOLOGY PARK ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 196 OF PLATS, PAGES 32, 33, 34, 35, 36, 37, 38, 39 AND 40 OF OAKLAND COUNTY RECORDS.

TAX ID NUMBER: 14-03-327-009

ADDRESS: VACANT LAND, AUBURN HILLS, MI 48326

CONTAINING: 201,640 SQUARE FEET OR 4.629 ACRES

REVISIONS:
03-18-23 ISSUED FOR SITE PLAN REVIEW
02-14-23 REVISED PER SITE PLAN REVIEW
03-16-23 REVISED PER SITE PLAN REVIEW

PROJECT NARRATIVE

MANCINI HOLDINGS, LLC, PROVIDES CLASS A INDUSTRIAL SPACE FOR ITS END USER. MANCINI HOLDINGS HAS BEEN DEVELOPING INDUSTRIAL SPACE FOR 50+ YEARS. THE PROPOSED CONSTRUCTION IS A 55,422 SQ. FT. SPECULATIVE BUILDING WITH PARKING ON 4.63 ACRES OF LAND.

Project Name

Atlantic Boulevard Proposed Industrial Building

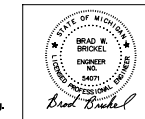
NF
ENGINEERS

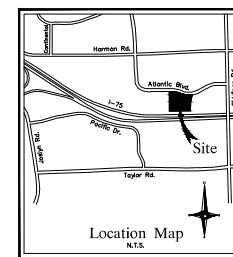
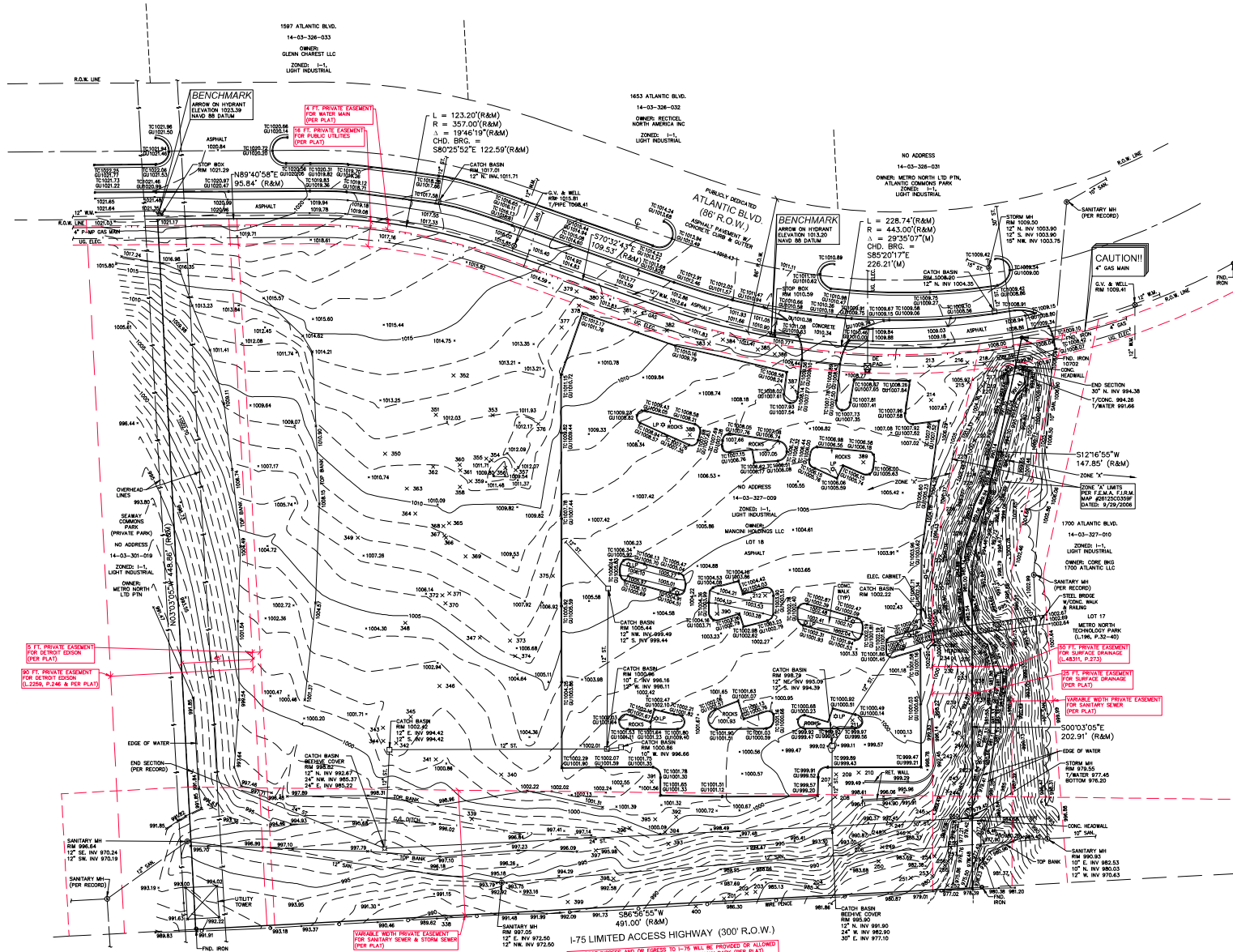
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NFE-ENGR.COM



N & F JOB #N039





**NF**
ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
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PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NOWAKFRAUS.COM

SEAL

PROJECT
Vacant Parcel - Atlantic Blvd
Lot 18 - Metro North
Technology Park
Auburn Hills, MI 48326

CLIENT
Mancini Holdings, LLC
7472 19 Mile Road
Sterling Heights, MI 48314
Contact: Frank Raymo
Phone: 586.685.1000
Email:
fraymo@mancinigroup.com

PROJECT LOCATION
Part of the SW 1/4
of Section 3
T.3N., R.10E.,
City of Auburn Hills,
Oakland County, Michigan

SHEET
Alta-Topographic-Tree
Survey - 1 of 2



Know what's below
Call before you dig

DATE ISSUED/REVISED
01-08-23 ISSUED FOR SITE PLAN REVIEW
02-14-23 REVISED PER SITE PLAN REVIEW
06-13-23 REVISED PER SITE PLAN REVIEW

DRAWN BY:
M. Carnaghi

DESIGNED BY:

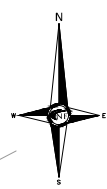
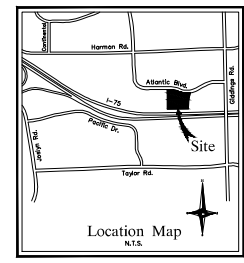
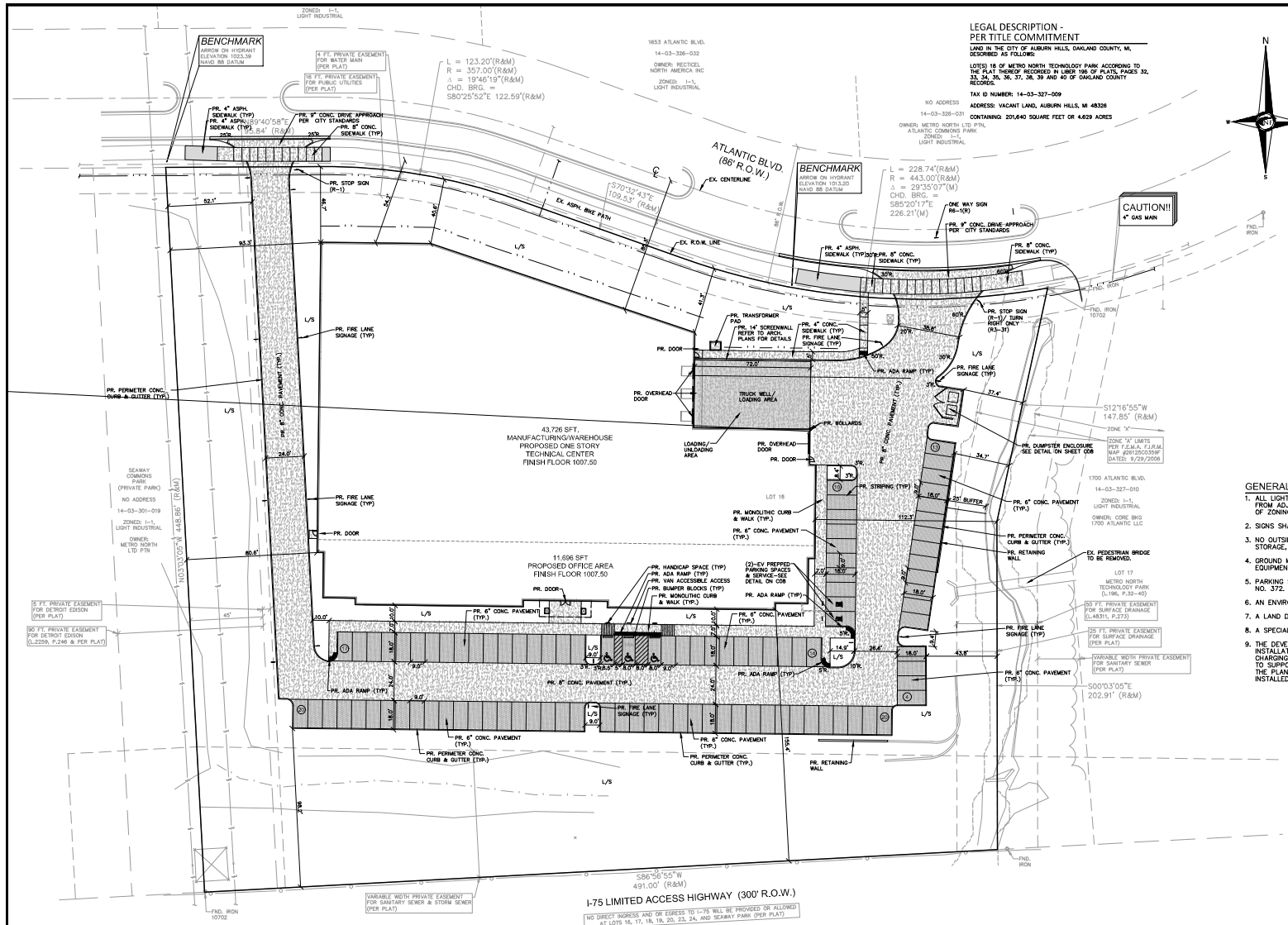
APPROVED BY:
K. Navaroli

DATE:
January 5, 2023

SCALE: 1" = 30'

30' 15' 0' 15' 30'

N/E JOB NO. SHEET NO.



LEGAL DESCRIPTION - PER TITLE COMMITMENT
 LAND IN THE CITY OF AUBURN HILLS, OAKLAND COUNTY, MI, DESCRIBED AS FOLLOWS:
 LOTS 18 OF METRO NORTH TECHNOLOGY PARK ACCORDING TO THE 2.47 PARCELS RECORDED IN LAR 196 OF PLATS, PAGES 32, 33, 34, 35, 36, 37, 38, 39 AND 40 OF OAKLAND COUNTY RECORDS.
 TAX ID NUMBER: 14-03-327-009
 NO ADDRESS
 14-03-327-009
 ADDRESS: VACANT LAND, AUBURN HILLS, MI 48326
 CONTAINING 201,640 SQUARE FEET OR 4.629 ACRES
 OWNED: METRO NORTH TECHNOLOGY PARK
 ATLANTIC COMMONS PARK
 ZONED: I-1, LIGHT INDUSTRIAL

- GENERAL NOTES**
1. ALL LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES. LIGHTING SHALL MEET THE REQUIREMENTS OF ZONING ORDINANCE NO. 372.
 2. SIGNS SHALL MEET THE REQUIREMENTS OF ZONING ORDINANCE NO. 372.
 3. NO OUTSIDE STORAGE WILL BE ALLOWED, WHICH INCLUDES PALLET STORAGE, OVERNIGHT VEHICLES, OR TRAILER STORAGE.
 4. GROUND MOUNTED TRANSFORMERS AND ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED PER ZONING ORDINANCE NO. 372.
 5. PARKING SPACES SHALL BE DOUBLE STRIPED PER ZONING ORDINANCE NO. 372.
 6. AN ENVIRONMENTAL IMPACT STATEMENT IS NOT REQUIRED FOR THIS SITE.
 7. A LAND DIVISION OR COMBINATION IS NOT REQUIRED FOR THIS SITE.
 8. A SPECIAL LAND USE IS NOT REQUIRED FOR THIS SITE.
 9. THE DEVELOPER HAS AGREED TO PREPARE THE PARKING LOT WITH THE INSTALLATION OF ELECTRIC STUBS FOR FUTURE ELECTRIC VEHICLE CHARGING AND RUN CONDUIT FROM THE POWER SOURCE TO THE STUBS TO SUPPORT FUTURE INSTALLATION. THE SPACES ARE DESIGNATED BY ON THE PLAN AND WILL BE POSTED IF AND WHEN CHARGING STATIONS ARE INSTALLED.

PAVING LEGEND

	PROPOSED 8" CONCRETE PAVEMENT
	PROPOSED 6" CONCRETE PAVEMENT
	PROPOSED 4" CONCRETE SIDEWALK
	PROPOSED 4" ASPHALT PAVEMENT

LEGEND

	EXISTING SANITARY SEWER
	SAN. CLEAN OUT
	EXISTING WATER MAIN
	EXISTING STORM SEWER
	EXISTING BURIED CABLES
	EXISTING LIGHT POLES
	EXISTING GAS MAIN
	PR. SANITARY SEWER
	PR. WATER MAIN
	PR. STORM SEWER
	PR. R. Y. CATCH BASIN
	PROPOSED LIGHT POLE

SIGN CALCULATIONS
 FRONTAGE = 95.84' + 123.20' + 109.53' + 228.74' + 491.00' = 1048.31'
 8.50 FT. x 1048.31' = 8912.53 SQ. FT.
 SIGN AREA = 4.63 ACRES
 80 SQ. FT. x 4 = 320 SQ. FT.
 TOTAL SIGN ALLOWANCE = 832 SQ. FT.

SITE DATA

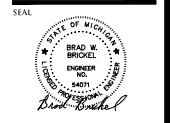
SITE AREA	201,640 SFT. OR 4.629 ACRES
ZONING	I-1 (LIGHT INDUSTRIAL)
SITE AREA	201,640.00 SFT. 100.00%
BUILDING FOOTPRINT	50,422.00 SFT. 27.49%
PARKING & DRIVES	50,913.33 SFT. 25.25%
OPEN SPACE	95,304.67 SFT. 47.26%
TOTAL IMPERVIOUS AREA	106,335.33 SFT. 52.74%
SETRACKS TABLE	REQUIRED 40.0' (N. 1/4 S. 1/4 E.)
FRONT:	20.0' (N. 1/4 S. 1/4 E.)
SIDE:	80.0' (N. 1/4 S. 1/4 E.)

BUILDING / PARKING DATA

SITE DATA	4.63 ACRES
EXISTING PARCEL (GROSS)	55,422 SFT.
TOTAL BUILDING FLOOR AREA:	44,337 SFT.
TOTAL USABLE FLOOR AREA:	13,696 SFT.
OFFICE SQUARE FOOTAGE	47 SPACES
11,696 X (100% USABLE) 200 SFT. PER SPACE =	21,863 SFT.
MANUFACTURING:	22,863 X (100% USABLE) 550 SFT. PER SPACE =
WAREHOUSE:	21,863 SFT.
21,863 X (100% USABLE) 1,700 SFT. PER SPACE =	11 SPACES
PARKING SPACES REQUIRED:	80 SPACES
TOTAL PARKING PROVIDED:	80 SPACES
INCLUDING 4 BARRIER FREE SPACES	80 SPACES

SIDWELL#14-03-327-009
NOT FOR CONSTRUCTION

NF ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS
 NOWAK & FRAUS ENGINEERS
 46777 WOODWARD AVE.
 PONTIAC, MI 48342-9032
 TEL. (248) 332-7931
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 WWW.NOWAKFRAUS.COM

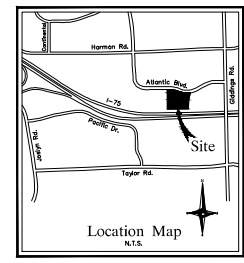
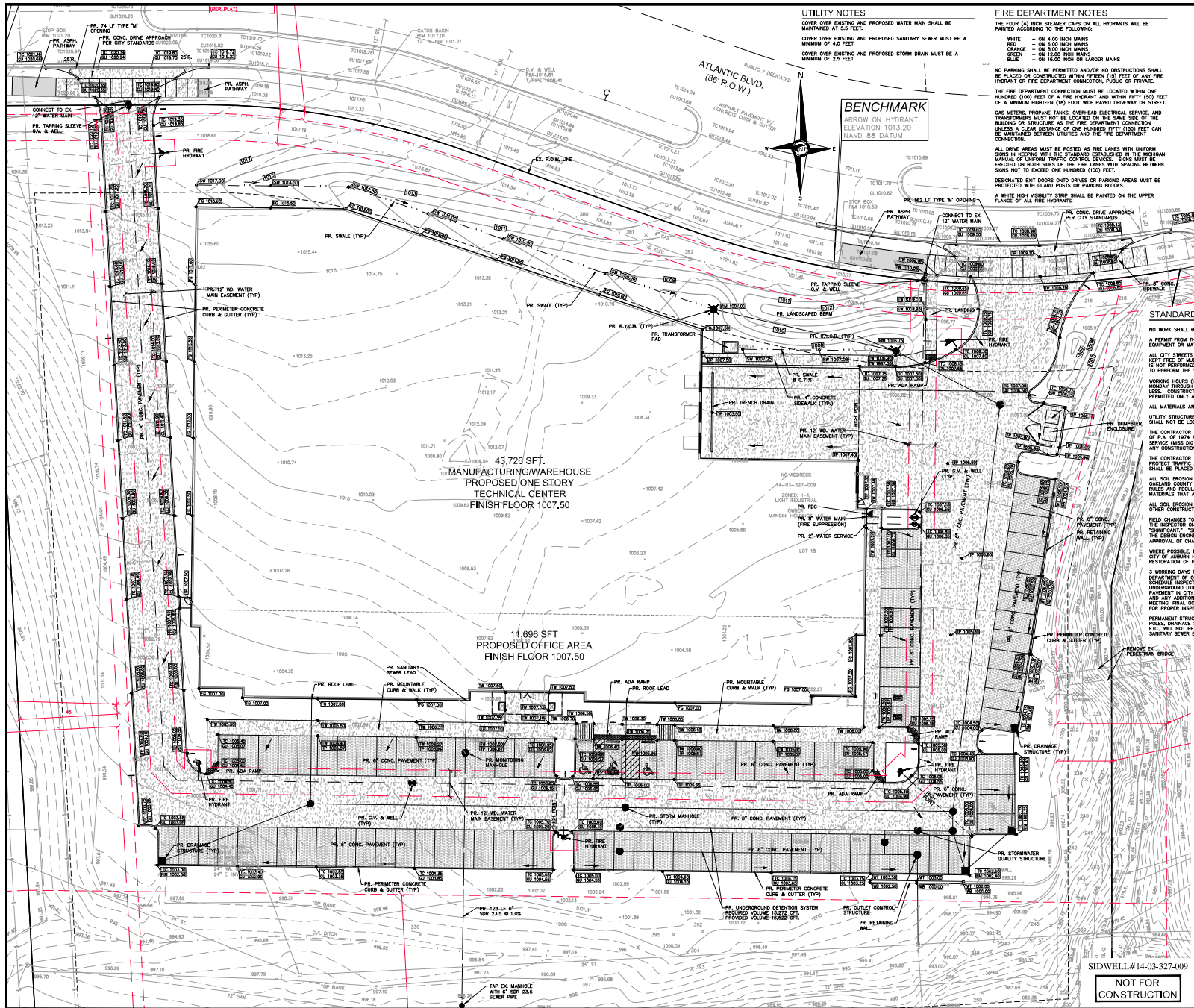


PROJECT
 Vacant Parcel - Atlantic Blvd.
 Lot 18 - Metro North Technology Park
 Auburn Hills, MI 48326
CLIENT
 Mancini Holdings, LLC
 7472 19 Mile Road
 Sterling Heights, MI 48314
 Contact: Frank Raymo
 Phone: 586.685.1000
 Email: fraymo@mancinigroup.com

PROJECT LOCATION
 Part of the SW 1/4 of Section 3
 T. 3N., R. 10E., City of Auburn Hills, Oakland County, Michigan

SHEET
 Dimensional Site Plan

811
 Know what's below
 Call before you dig.
DATE ISSUED/REVISED
 01-18-23 ISSUED FINAL SITE PLAN REVIEW
 02-14-23 REVISED PER CITY PLAN REVIEW
 03-16-23 REVISED PER CITY PLAN REVIEW
DRAWN BY:
 J. Lawrey
DESIGNED BY:
 B. Brickel
APPROVED BY:
 B. Brickel
DATE
 January 5, 2023
SCALE 1" = 30'
NEE JOB NO. N039 **SHEET NO.** C03



DETENTION NOTE

DETENTION SHALL BE PROVIDED UTILIZING THE EXISTING DESIGN DISCHARGE RATE FOR THE UPDATED OAKLAND COUNTY MCD STORMWATER STANDARDS.

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LAND SURVEYORS
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FAX. (248) 332-8237
WWW.NOWAKFRAUS.COM

SEAL

STATE OF MICHIGAN
BRAD BRICKEL
ENGINEER
NO. 84071
Since 1994

PROJECT

Vacant Parcel - Atlantic Blvd.
Lot 18 - Metro North
Technology Park
Auburn Hills, MI 48326

CLIENT

Mancini Holdings, LLC
7472 19 Mile Road
Sterling Heights, MI 48314
Contact: Frank Raymo
Phone: 586.685.1000
Email: fraymo@mancinigroup.com

PROJECT LOCATION

Part of the SW 1/4
of Section 3
T.3N., R.10E.,
City of Auburn Hills,
Oakland County, Michigan

SHEET

Engineering Site Plan

811

Know what's below
Call before you dig.

DATE

ISSUED/REVISED
10-18-23 ISSUED FOR PRELIMINARY REVIEW
02-14-24 REVISED PER CITY PLAN REVIEW
10-16-23 REVISED FOR PRELIMINARY REVIEW

DRAWN BY:

R. Johnson

DESIGNED BY:

B. Brickel

APPROVED BY:

B. Brickel

DATE

January 5, 2023

SCALE

1" = 20'

NITE JOB NO.

N039

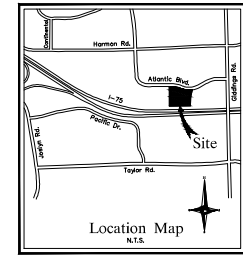
SHEET NO.

C04

REQUIRED DETENTION VOLUME CALCULATIONS	
300 Year Post-Development Detention Volume	
Name of Project:	Industrial Building
Location of Project:	Auburn Hills
NFE Project No.:	NC39
Contributing Acreage "A":	4.63 ac
Weighted Runoff Coefficient "C":	0.62
Time of Concentration "Tc":	15.00 min
1. Calculate Required Water Quality Volume (Vwq) (1" Rainfall Event)	
$Vwq = 3.83(C)(A)$	16.420 cft
2. Calculate Required Water Quality Rate (Qwq)	
$Qwq = [C](A)(2.20/Tc + 0.17) \times 2.31$	6.57 cfs
3. Calculate Required Channel Protection Volume (Vcp-v) (3.3" Rainfall Event)	
$Vcp-v = 4.71(C)(A)$	13.546 cft
4. Calculate Required Extended Detention Volume (Ved) (3.3" Rainfall Event)	
$Ved = 4.697(C)(A)$	15.769 cft
5. Calculate Extended Detention Outlet Rate (Qed) (48 hour discharge)	
$Qed = Ved / [(48 \text{ hr})(60 \text{ min/hr})(60 \text{ sec})] = Ved / 172800$	0.11 cfs
6. Calculate 100-year Rainfall Intensity (I100)	
$I100 = 88.37(Tc + 1.35)(A)^{-0.11}$	6.33 in/hr
7. Calculate 100-year Storm Inlet Rate (Q100-in)	
$Q100-in = [C](I100)(A)$	18.12 cfs
8. Determine the Variable Release Rate (Qvrr)	
$Qvrr = 1.1655 - 0.207(C)(A)$	0.79 cfs/cfs
Restricted Outlet rate per local municipality	2.396 cfs/cfs
9. Calculate Allowable 100-year Storm Outlet Rate (Q100P)	
$Q100P = (Qvrr)(A)$	11.09 cfs
10. Calculate Storage Curve Factor (K)	
$K = 0.206 - (0.85)(Q100P/1000) \text{ in-hr}$	0.280
11. Calculate Required 100-year Storm Volume In (V100R)	
$V100R = 13.983(C)(A)$	54.496 cft
12. Calculate 100-year Storm Detention Storage Volume (V100D)	
$V100D = (V100R)(K)$	15.272 cft
$Vwq(cord-ft)$	0 cft
TOTAL DETENTION VOLUME REQUIRED:	
	15.272 cft

PROVIDED DETENTION VOLUME CALCULATIONS	
Circular Underground Detention System	
PIPE STORAGE VOLUME	
Total Linear Feet of Proposed U.G. Detention Pipe	260 ft
Proposed Pipe Diameter	36 in
Proposed Pipe Cross-Sectional Area	56.27 cft
Total Storage Provided in Pipe	14,969 cft
STONE TRENCH STORAGE VOLUME	
Proposed Porous Stone Trench Width	11.00 ft
Proposed Porous Stone Trench Height (Above Pipe Invert)	8.00 ft
Cross-Sectional Area of Trench	88.00 cft
Subtract Pipe Cross-Sectional Area	-56.27 cft
Net Cross-Sectional Porous Stone Trench Area	31.73 cft
Minimum Stone Trench Backfill Porosity (%)	25 %
Effective Storage Provided in Trench Backfill Cross-Section	9.43 cft
Total Storage Provided in Porous Stone Trench	2,451 cft
TOTAL U.G. DETENTION VOLUME PROVIDED	15,522 cft

Weighted Run-off Coefficient Calculation - Total			
Site Area:	201,638.81 S.F. or 4.629 Acres		
Surface No. 1 - Pavement:	80,913.40 S.F. or 1.859 Acres	25.2%	
Surface No. 2 - Building:	65,422.08 S.F. or 1.512 Acres	27.5%	
Surface No. 3 - Landscaper:	95,204.41 S.F. or 2.168 Acres	47.3%	
Surface No. 4 - Other:	0.00 S.F. or 0.000 Acres	0.0%	
Sum of Individual Areas:	201,638.81 S.F. or 4.629 Acres	100.0%	
Surface No. 1 - Coefficient:	0.55		
Surface No. 2 - Coefficient:	0.55		
Surface No. 3 - Coefficient:	1.00		
Surface No. 4 - Coefficient:			
Required Formula:			
$C (\text{Average}) = \frac{\text{Area 1} \times C1 + \text{Area 2} \times C2 + \text{Area 3} \times C3 + \text{Area 4} \times C4}{\text{Area 1} + \text{Area 2} + \text{Area 3} + \text{Area 4}}$			
C (Average) =	0.62		



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PROJECT LOCATION
Part of the SW 1/4
of Section 3
T.3N., R.10E.,
City of Auburn Hills,
Oakland County, Michigan

SHEET
Detention Calculations
Plan

811
Know what's below
Call before you dig.

DETENTION NOTE
DETENTION SHALL BE PROVIDED UTILIZING THE EXISTING DESIGN DISCHARGE RATE PER THE UPDATED OAKLAND COUNTY WRC STORMWATER STANDARDS

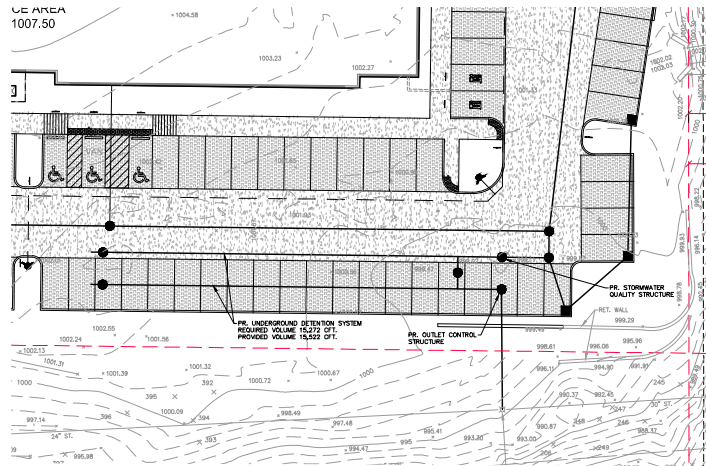
LEGEND

MANHOLE	EXISTING SANITARY SEWER
HYDRANT	SAN. CLEAN OUT
MANHOLE	GATE VALVE
MANHOLE	EXISTING WATERMAIN
MANHOLE	CATCH BASIN
MANHOLE	EXISTING STORM SEWER
MANHOLE	EX. R. Y. CATCH BASIN
UTILITY POLE	EXISTING BURIED CABLES
UTILITY POLE	OVERHEAD LINES
UTILITY POLE	EXISTING GAS MAIN
UTILITY POLE	EXISTING WATER MAIN
UTILITY POLE	EXISTING STORM SEWER
UTILITY POLE	EX. R. Y. CATCH BASIN
UTILITY POLE	PROPOSED LIGHT POLE
UTILITY POLE	PR. TOP OF CURB ELEVATION
UTILITY POLE	PR. GUTTER ELEVATION
UTILITY POLE	PR. TOP OF WALK ELEVATION
UTILITY POLE	PR. TOP OF PAVT. ELEVATION
UTILITY POLE	FINISH GRADE ELEVATION

DATE
January 5, 2023

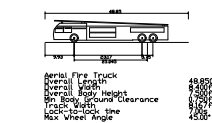
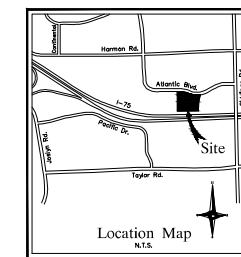
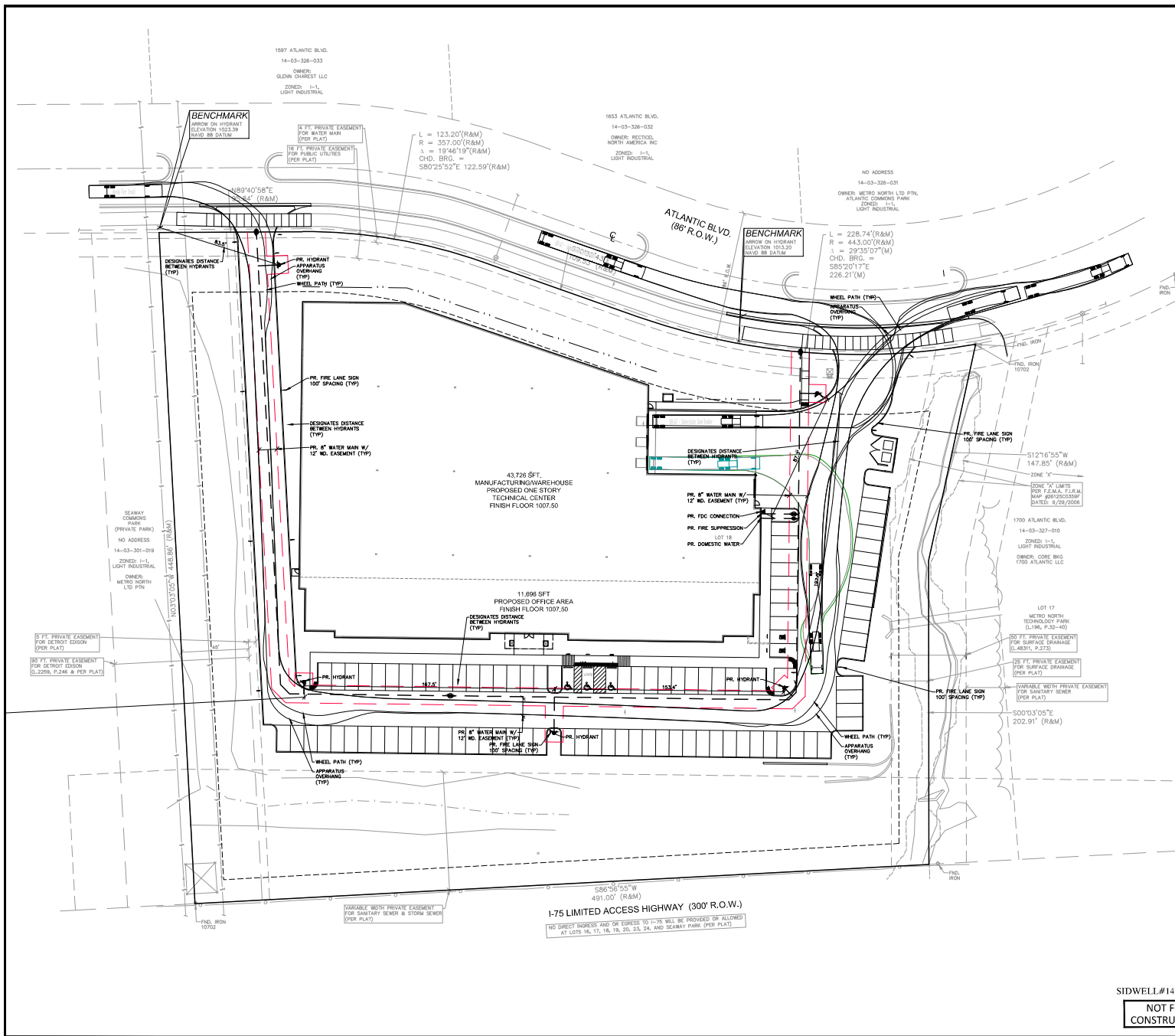
SCALE: 1" = 20'

NEE JOB NO. **N039** SHEET NO. **C05**



SIDWELL #14-03-327-009

NOT FOR
CONSTRUCTION



FIRE DEPARTMENT NOTES

THE FOUR (4) RICH STRAVER CAPS ON ALL HYDRANTS WILL BE PAINTED ACCORDING TO THE FOLLOWING:

- WHITE - ON 4.00 INCH MAINS
- RED - ON 8.00 INCH MAINS
- ORANGE - ON 16.00 INCH MAINS
- GREEN - ON 12.00 INCH MAINS
- BLUE - ON 16.00 INCH OR LARGER MAINS

NO PARKING SHALL BE PERMITTED AND/OR NO OBSTRUCTIONS SHALL BE PLACED OR CONSTRUCTED WITHIN FIFTY (50) FEET OF ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION, PUBLIC OR PRIVATE.

THE FIRE DEPARTMENT CONNECTION MUST BE LOCATED WITHIN ONE HUNDRED (100) FEET OF A FIRE HYDRANT AND WITHIN FIFTY (50) FEET OF A MINIMUM EIGHTEEN (18) FOOT WIDE PAVED DRIVEWAY OR STREET.

600 METERS PROPANE TANKS, OVERHEAD ELECTRICAL SERVICES AND TRANSFORMERS MUST NOT BE LOCATED ON THE SAME SIDE OF THE BUILDING OR STRUCTURE AS THE FIRE DEPARTMENT CONNECTION UNLESS A CLEAR DISTANCE OF ONE HUNDRED FIFTY (150) FEET CAN BE MAINTAINED BETWEEN UTILITIES AND THE FIRE DEPARTMENT CONNECTION.

ALL DRIVE AREAS MUST BE POSTED AS FIRE LANES WITH UNIFORM SIGNS IN KEEPING WITH THE STANDARD ESTABLISHED IN THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS MUST BE ERECTED ON BOTH SIDES OF THE FIRE LANES WITH SPACING BETWEEN SIGNS NOT TO EXCEED ONE HUNDRED (100) FEET.

DESIGNATED EXIT DOORS ONTO DRIVES OR PARKING AREAS MUST BE PROTECTED WITH GUARD POSTS OR PARKING BLOCKS.

A WHITE HIGH VISIBILITY STRIP SHALL BE PAINTED ON THE UPPER FLANGE OF ALL FIRE HYDRANTS.

PAVING LEGEND	
	PROPOSED 8" CONCRETE PAVEMENT
	PROPOSED 6" CONCRETE PAVEMENT

LEGEND	
	EXISTING SANITARY SEWER
	SAN. CLEAN OUT
	EXISTING WATERMAIN
	EX. R. Y. CATCH BASIN
	EXISTING BURIED CABLES
	OVERHEAD LINES
	LIGHT POLE
	EXISTING GAS MAIN
	PR. SANITARY SEWER
	PR. WATER MAIN
	PR. R. Y. CATCH BASIN
	PROPOSED LIGHT POLE

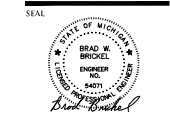
SIDWELL#14-03-327-009

NOT FOR CONSTRUCTION

NF ENGINEERS

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PROJECT
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Lot 18 - Metro North
Technology Park
Auburn Hills, MI 48326

CLIENT
Mancini Holdings, LLC
7472 19 Mile Road
Sterling Heights, MI 48314
Contact: Frank Raymo
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Email: fraymo@mancinigroup.com

PROJECT LOCATION
Part of the SW 1/4
of Section 3
T.3N., R.10E.,
City of Auburn Hills,
Oakland County, Michigan

SHEET
Fire Truck Access Plan



DATE ISSUED/REVISED

01-18-23	ISSUED FOR SITE PLAN REVIEW
02-14-23	REVISED PER SITE PLAN REVIEW
03-16-23	REVISED PER SITE PLAN REVIEW

DRAWN BY:
R. Johnson

DESIGNED BY:
B. Brickell

APPROVED BY:
B. Brickell

DATE
January 5, 2023

SCALE 1" = 30'

SHEET NO. C06

GENERAL PAVING NOTES

PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:

CONCRETE: PORTLAND CEMENT TYPE I-A (AIR-ENTRAINED) WITH A MINIMUM CEMENT CONTENT OF 565 LBS PER CUBIC YARD, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI AND A SLUMP OF 1-1/2 TO 3 INCHES.

ASPHALT: BASE COURSE - MODIFIED BITUMINOUS MIXTURE NO. 100, 20% RAP, SURFACE COURSE - MODIFIED BITUMINOUS MIXTURE NO. 100, 20% RAP, CEMENT TREATED GRADE 100-100, 50% COAT - MODIFIED 50-10 EMULSION AT 0.10 GALLON PER SQUARE YARD, BARREX 2 PPM LIFT.

PAVEMENT BASE SHALL BE COMPACTED TO 90% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB-BASE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER TO DETERMINE STABILITY.

ALL CONCRETE PAVEMENT, DRIVEWAYS, CURB & GUTTER, ETC., SHALL BE SPRAY CURED WITH WHITE MEANING CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION.

ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION. FEDERAL SPECIFICATION SS-1584.

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.

ALL TOP OF CURB ELEVATIONS, AS SHOWN ON THE PLANS, ARE CALCULATED FOR A 6" CONCRETE CURB UNLESS OTHERWISE NOTED.

CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING STATE OR COUNTY ROADWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE AGENCY HAVING JURISDICTION OVER SAID ROADWAY.

FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND UNDERWRITING FOR ALL INSPECTION.

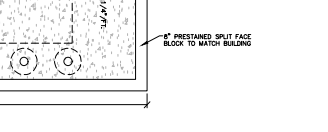
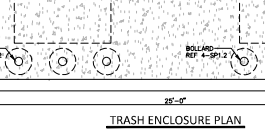
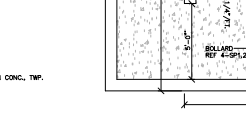
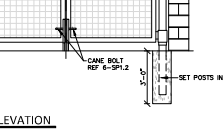
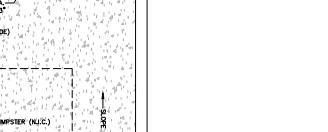
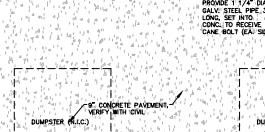
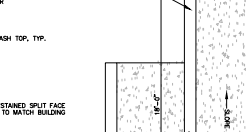
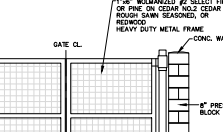
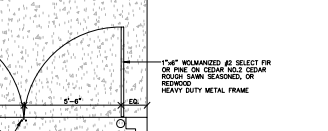
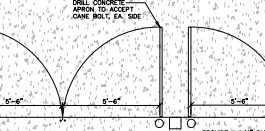
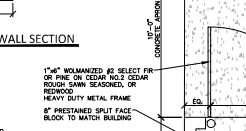
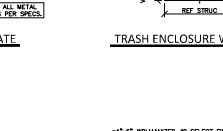
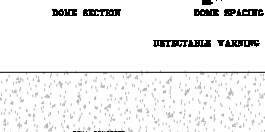
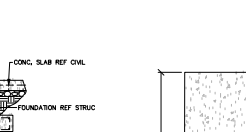
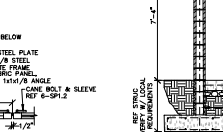
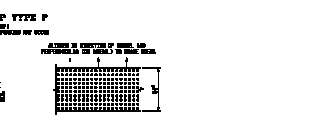
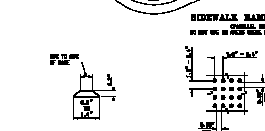
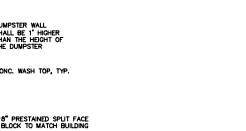
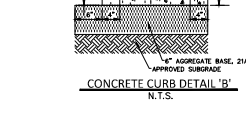
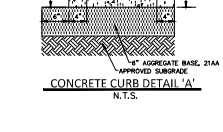
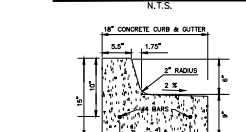
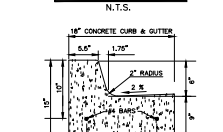
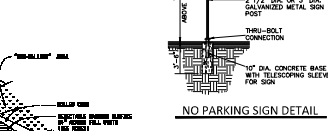
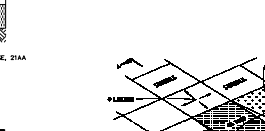
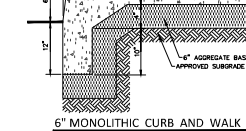
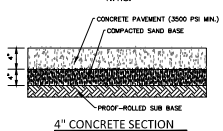
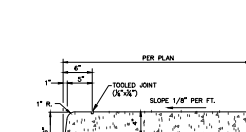
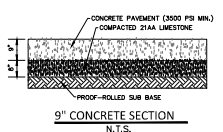
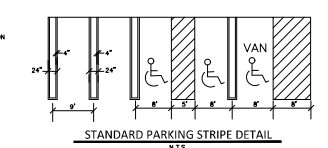
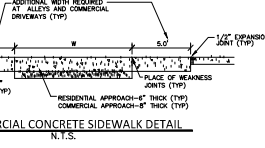
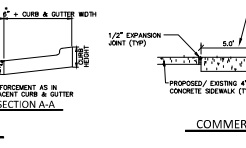
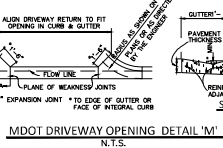
EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.

EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION PAVEMENT.

SEWAGE RAMP, CONFORMING TO PUBLIC ACT NO. 8, 1983, SHALL BE INSTALLED AS SHOWN AT ALL STREET INTERSECTIONS AND AT ALL BARRIER FREE PARKING AREAS AS INDICATED ON THE PLANS.

ALL PAVEMENT AREAS SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND PAVING MATERIALS.

FILL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 9 INCHES THICK TO 90% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.



UTILITIES

AT LEAST 72 HOURS (3 WORKING DAYS) PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL LOCATE AND MARK ALL UTILITIES IN THE LOCAL COMMUNITY (WHERE APPLICABLE) TO STATE LOCATIONS OF EXISTING UTILITIES.

THE CONTRACTOR SHALL EXPOSE AND VERIFY EXISTING UTILITIES FOR LOCATION, SIZE, DEPTH, CONTENT, AND CONFIGURATION PRIOR TO CONSTRUCTION. COSTS FOR EXPOSURE, LOCATION, AND VERIFICATION ARE AN INCIDENTAL COST AND SHALL NOT BE CONSIDERED AN EXTRA TO THE CONTRACT.

THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY EXISTING UTILITIES WHICH DO NOT MATCH THE PLANS AND SPECIFICATIONS PRIOR TO COMMENCEMENT OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF THE EXISTING UTILITIES SHALL BE APPROVED BY THE OWNER AND ENGINEER BEFORE THE WORK IS BEGUN.

THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE. ANY SERVICE OR DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF THE EXISTING UTILITIES SHALL BE APPROVED BY THE OWNER AND ENGINEER BEFORE THE WORK IS BEGUN.

THE CONTRACTOR SHALL SECURE PERMISSION IN WRITING FROM ADJACENT PROPERTY OWNERS PRIOR TO EXCAVATING ANY ADJACENT PROPERTIES. UNLESS OTHER PERMITS HAVE ALREADY BEEN OBTAINED BY THE OWNER AND ARE PART OF THE CONTRACT DOCUMENTS.

DEWATERING OF TRENCH AND EXCAVATIONS

IF NOT SPECIFICALLY PROVIDED FOR IN THE CONSTRUCTION DESIGN DOCUMENTS, THE DESIGN OF Dewatering shall be the responsibility of the CONTRACTOR. THE CONTRACTOR SHALL SELECT AND PROVIDE APPROPRIATE EXCAVATION DEWATERING SYSTEMS FOR USE DURING CONSTRUCTION.

THE DEWATERING METHOD SELECTED BY THE CONTRACTOR WILL NOT ADVERSELY AFFECT ADJACENT PAVEMENTS OR STRUCTURES PRIOR TO BEGINNING DEWATERING OPERATIONS. MEANS AND METHODS OF DEWATERING SHALL BE APPROVED BY THE OWNER AND ENGINEER BEFORE THE WORK IS BEGUN.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF THE EXISTING UTILITIES SHALL BE APPROVED BY THE OWNER AND ENGINEER BEFORE THE WORK IS BEGUN.

BY-PASS PUMPING

FROM TIME TO TIME IT MAY BE NECESSARY FOR THE CONTRACTOR TO BY-PASS PUMP TO COMPLETE THE WORK INDICATED ON THE PLANS. THE COST OF BY-PASS PUMPING, INCLUDING THE COST OF THE PUMP, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF THE EXISTING UTILITIES SHALL BE APPROVED BY THE OWNER AND ENGINEER BEFORE THE WORK IS BEGUN.

MEANS AND METHODS FOR PIPE CONSTRUCTION

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE MEANS AND METHODS FOR CONSTRUCTION OF THE PIPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF THE EXISTING UTILITIES SHALL BE APPROVED BY THE OWNER AND ENGINEER BEFORE THE WORK IS BEGUN.

REMOVING REMOVAL

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE THICKNESS OF THE PAVEMENT REMOVAL. PAVEMENT CORE SAMPLES ARE FOR INFORMATIONAL PURPOSES ONLY AS TO THE THICKNESS OF THE PAVEMENT AT THE LOCATION OF THE SAMPLE. THE OWNER AND ENGINEER MAKE NO REPRESENTATION, WARRANTY OR GUARANTEE THAT THE SAMPLES ACCURATELY REFLECT THE PAVEMENT THICKNESS ON THE PROJECT.

MAINTENANCE OF TRAFFIC

DURING THE PROGRESS OF THE WORK THE CONTRACTOR SHALL ACCOMMODATE BOTH VEHICULAR AND PEDESTRIAN TRAFFIC IN THE ROADWAYS OF WAY. THE CONTRACTOR SHALL EQUIP AND OPERATE ON PUBLIC STREETS SHALL BE GOVERNED BY ALL APPLICABLE LOCAL, COUNTY AND STATE ORDINANCES, REGULATIONS AND LAWS. THE CONTRACTOR SHALL OBTAIN AND SATISFY ANY AND ALL PERMIT REQUIREMENTS BY THE LOCAL, COUNTY AND STATE GOVERNMENTAL AGENCIES.

IN ADDITION, WHERE THE WORK REQUIRES THE CLOSURE OF ONE OR MORE LANES OR IS WITHIN THE INFLUENCE OF THE ROAD OR THE PEDESTRIAN RIGHT OF WAY, THE CONTRACTOR SHALL PROVIDE ALL SIGNS, BARRICADES, FLAG PERSONS AND OTHER TRAFFIC CONTROL MEASURES AS REQUIRED BY MDT, THE COUNTY OR THE COMMUNITY HAVING JURISDICTION OF THE ROAD AND IN CONFORMANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

COMPENSATION FOR TRAFFIC CONTROL SHALL BE CONSIDERED INCLUDED IN THE CONTRACT PRICES UNLESS SPECIFIC TRAFFIC CONTROL ITEMS ARE INCLUDED IN THE ACCEPTED BID PROPOSAL.

IRRIGATION

THE CONTRACTOR SHALL MAINTAIN OR REPAIR ANY EXISTING IRRIGATION SYSTEMS WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF THE EXISTING UTILITIES SHALL BE APPROVED BY THE OWNER AND ENGINEER BEFORE THE WORK IS BEGUN.

SUB-SOIL CONDITIONS

ANY SOIL BORINGS PROVIDED BY THE OWNER AND/OR ENGINEER IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. SUCH INFORMATION IS NOT OFFERED AS EVIDENCE OF GROUND CONDITIONS THROUGHOUT THE PROJECT AND ONLY REFLECT THE GROUND CONDITIONS AT THE LOCATION OF THE BORING ON THE DATE THEY WERE TAKEN.

THE ACCURACY AND RELIABILITY OF THE SOIL LOGS AND REPORT ARE NOT WARRANTED OR GUARANTEED IN ANY WAY BY THE OWNER OR ENGINEER AS TO THE SUB-SOIL CONDITIONS FOUND ON THE SITE. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION AND SUB-SOIL INVESTIGATION AND SECURE OTHER SUCH INFORMATION AS THE CONTRACTOR CONSIDERS NECESSARY TO DO THE WORK PROPOSED AND IN PREPARATION OF THEIR BID.

SUBGRADE UNDERCUTTING AND PREPARATION

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY AND ALL SOILS WHICH DO NOT CONFORM TO THE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A SUBGRADE IN CONFORMANCE WITH THE PROJECT PLANS AND/OR SPECIFICATIONS. THE MEANS AND METHODS USED TO ACHIEVE THE REQUIRED RESULT SHALL BE APPROVED BY THE CONTRACTOR.

STRUCTURE BACKFILL

STRUCTURAL BACKFILL SHALL BE PLACED IN CONFORMANCE WITH THE PROJECT PLANS, SPECIFICATIONS AND AS REQUIRED BY THE COMMUNITY, GOVERNMENT AGENCY OR UTILITY THAT HAS JURISDICTION OVER THE WORK.

TRENCH BACKFILL

TRENCH BACKFILL SHALL BE PLACED IN CONFORMANCE WITH THE PLANS AND/OR SPECIFICATIONS. TRENCH BACKFILL SHALL ALSO BE INSTALLED IN CONFORMANCE WITH THE COMMUNITY REQUIREMENTS OF IDENTICALITY OVERLAPPING ROADWAY CONSTRUCTION. IN THE CASE OF CONFLICTING REQUIREMENTS, THE MORE STRINGENT SHALL APPLY.

EARTH BALANCE / GRADING

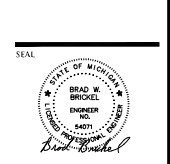
IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHETHER THE SITE EARTHWORK BALANCES OR NOT. ANY EXCESS CUT MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR. IN A BIDDING RESPONSE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF THE EXISTING UTILITIES SHALL BE APPROVED BY THE OWNER AND ENGINEER BEFORE THE WORK IS BEGUN.

SOIL EROSION / SEDIMENTATION CONTROL

THE CONTRACTOR SHALL OBTAIN THE REQUIRED SOIL EROSION AND SEDIMENTATION CONTROL REGULATORY REQUIREMENTS FOR CONTROLLING SOIL EROSION AND SEDIMENT TRANSPORT. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS FOR THE EROSION AND SEDIMENTATION CONTROL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF THE EXISTING UTILITIES SHALL BE APPROVED BY THE OWNER AND ENGINEER BEFORE THE WORK IS BEGUN.



NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-9032
TEL: (248) 332-7931
FAX: (248) 332-8237
WWW.NOWAKFRAUS.COM



PROJECT
Vacant Parcel - Atlantic Blvd.
Lot 18 - Metro North
Technology Park
Auburn Hills, MI 48326
CLIENT
Mancini Holdings, LLC
7472 19 Mile Road
Sterling Heights, MI 48314
Contact: Frank Raymo
Phone: 586.685.1000
Email:
fraymo@mancinigroup.com

PROJECT LOCATION
Part of the SW 1/4
of Section 3
T.3N., R.10E.,
City of Auburn Hills,
Oakland County, Michigan

SHEET
Project Notes & Details
Plan



DATE ISSUED/REVISED
01-18-23 ISSUED FOR SITE PLAN REVIEW
02-14-23 REVISED PER SITE PLAN REVIEW
03-16-23 REVISED PER SITE PLAN REVIEW

DRAWN BY:
R. Johnson
DESIGNED BY:
B. Brickel
APPROVED BY:
B. Brickel
DATE
January 5, 2023

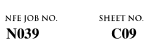
SCALE: N.T.S.

SEE JOB NO.
N039

SHEET NO.
C08

SIDWELL #41403-327-009

NOT FOR CONSTRUCTION





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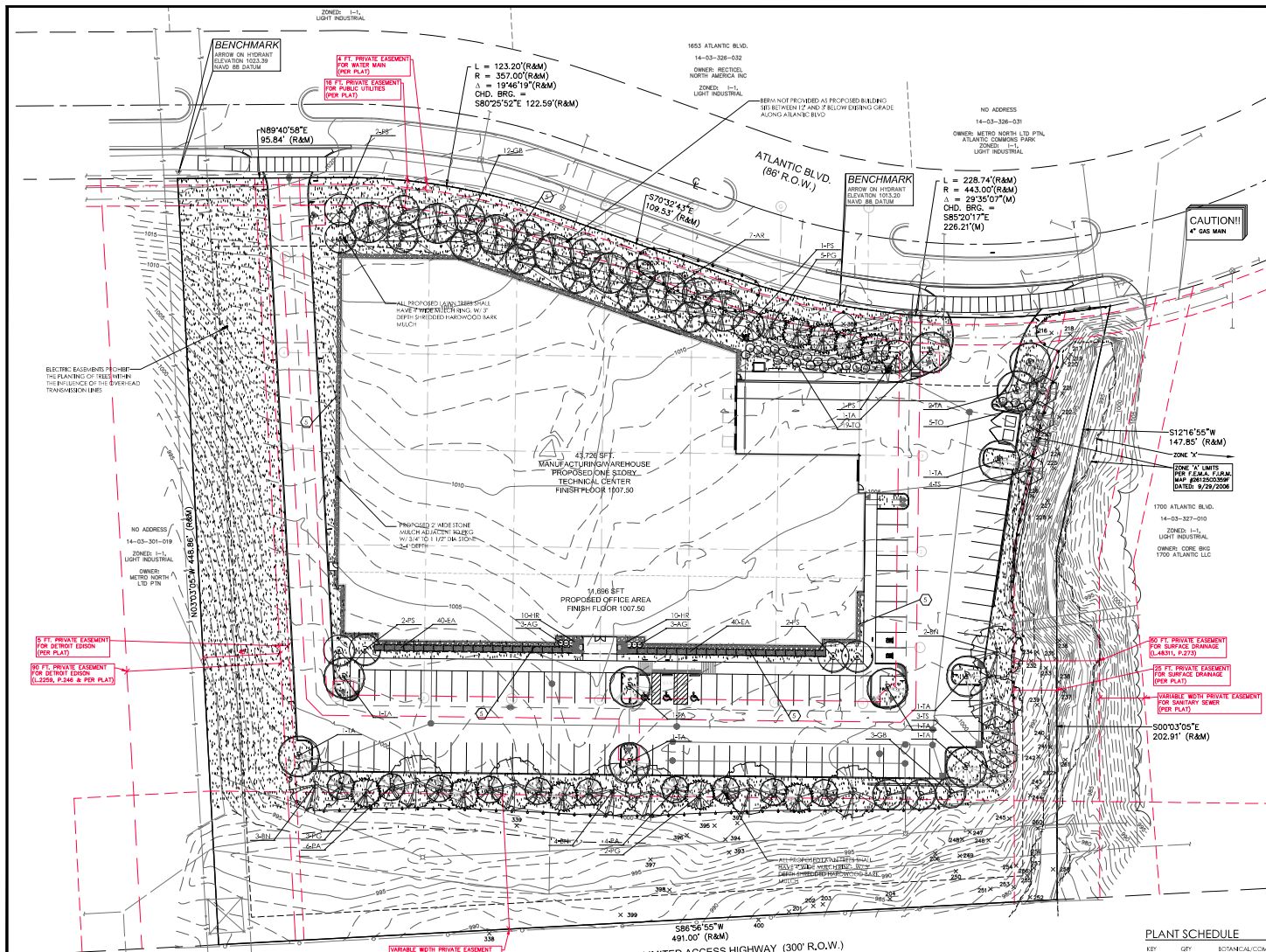
PROJECT LOCATION
Part of the SW 1/4
of Section 3
T.3N., R.10E.,
City of Auburn Hills,
Oakland County, Michigan

SHEET
Tree Preservation Plan



REVISIONS
01/18/23 ISSUED FOR SITE PLAN REVIEW
02/14/23 REVISED PER CITY REVIEW
03/16/23 REVISED PER CITY REVIEW

NFE JOB NO.
N039



NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
4677 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL: (248) 332-7931
FAX: (248) 332-8257

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Lot 18 - Metro North
Technology Park
Auburn Hills, MI 48326

CLIENT
Mancini Holdings, LLC
7472 19 Mile Road
Sterling Heights, MI 48314
Contact: Frank Raymo
Phone: 586.685.1000
Email:
fraymo@mancinigroup.com

- GROUND COVER KEY**
- 1 PROPOSED SEEDED LAWN AREAS W/ HYDROSEED AND MULCH
 - 2 4" DIA SPACE CUT BODGE W/ 3" SHREDDED BARK MULCH
 - 3 8" DEPTH DOUBLE SHREDDED HARDWOOD BARK MULCH
 - 4 3/4" x 1 1/2" STONE MULCH, 3/4" DEPTH ON WOOD BARRIER
 - 5 3/16" x 1/4" BLACK METAL EDGING, STAKED PER MANUFACTURER

LANDSCAPE REQUIREMENTS
EXISTING SITE ZONING: I-1, TECHNOLOGY AND RESEARCH DISTRICT
GROSS SITE AREA: 201,639.80 S.F. OR 4.63 ACRES

NET LANDSCAPE AREA
20% OF SITE AREA SHALL BE LANDSCAPE AREA
REQUIRED: 200,423.84 S.F. X 20% = 40,085 S.F.
PROVIDED: 94,773 S.F. (47%)

SITE AREA LANDSCAPE
1 TREE PER 1,000 S.F.
REQUIRED: 40,085 S.F. / 1,000 = 40 TREES
PROVIDED: 40 TREES

FRONTAGE LANDSCAPE
1 TREE PER 30 L.F. OF GREENBELT LENGTH
ATLANTIC BLVD
REQUIRED: 557.32 L.F. / 30 L.F. = 18.58 OR 19 TREES REQUIRED
PROVIDED: 19 TREES
I-75 FREEWAY
REQUIRED: 491 L.F. / 30 L.F. = 16.37 OR 17 TREES REQUIRED
PROVIDED: 17 TREES

PARKING INTERIOR LANDSCAPE
N/A

TOTAL LANDSCAPE TREES
REQUIRED 74 PROVIDED 59

TOTAL REPLACEMENT TREES
REQUIRED 24 PROVIDED 24

PLANT SCHEDULE

KEY	QTY	BOTANICAL/COMMON NAME	SIZE	SPACING	ROOT	COMMENT	OTHER SPECIES
TREES							
AF	7	Aster multiflorus 'Princess Diana'	2" GAL	SEE PLAN	BAR	FULLY BRANCHED HEADS	95/95
BI	5	Betula pendula 'Royal Weymouth'	14" Ht	SEE PLAN	BAR	FULLY BRANCHED HEADS	105/125
CB	15	Cornus alternifolia 'Princess Diana'	2" GAL	SEE PLAN	BAR	FULLY BRANCHED HEADS	205/205
FA	10	Fragaria virginiana	2" Ht	SEE PLAN	BAR	FULL TO GROUND	245/135
FG	10	Fragaria virginiana	2" Ht	SEE PLAN	BAR	FULL TO GROUND	245/135
FS	8	Fragaria virginiana	2" GAL	SEE PLAN	BAR	FULLY BRANCHED HEADS	115/115
TA	11	Taxus canadensis	2" GAL	SEE PLAN	BAR	FULLY BRANCHED HEADS	145/145
TS	7	Taxus canadensis	2" Ht	SEE PLAN	BAR	FULL TO GROUND	95/95
TOTAL	77						
SHRUBS							
EA	80	Eucalyptus globulus 'Nolly Hoag'	24-30" Ht	3' OC	BAR		
TD	24	Taxus canadensis 'Nolly Hoag'	24" Ht	3' OC	BAR		
SPRINGS							
AG	6	Agrostis hyemalis 'Nolly Hoag'	3" GAL	3' OC	CONF		
HS	20	Hesperis matronalis 'Nolly Hoag'	2" GAL	24" OC	CONF		

CITY LANDSCAPE NOTES

- ALL INSTALLED TREES SHALL HAVE A STRAIGHT TRUNK
- ALL INSTALLED TREES ARE TO BE NORTHERN GROWN
- ALL INSTALLED TREES ARE TO BE STATE DEPARTMENT OF AGRICULTURE GRADE NO 1 OR BETTER
- ALL INSTALLED TREES ARE CONSIDERED PROTECTED REGARDLESS OF SIZE
- ALL TREES SHALL BE GUARANTEED FOR A MINIMUM OF TWO (2) YEARS.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN UNDERGROUND SPRINKLER SYSTEM

NOTE:
PERMANENT STRUCTURES OF ANY TYPE, INCLUDING BUT NOT LIMITED TO, TREES, LIGHT POLES, DRAINAGE STRUCTURES, SANITARY STRUCTURES, BENCHES, TRASH RECEPTACLES, ETC., WILL NOT BE ALLOWED WITHIN THE INFLUENCE OF THE PUBLIC WATER MAIN OR SANITARY SEWER EASEMENTS.

IRRIGATION NOTE:
ALL LANDSCAPE AREAS, INCLUDING THOSE WITHIN THE R.O.W. SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE SYSTEM SHALL OPERATE IN COMPLIANCE WITH LOCAL STANDARDS AND SEASONAL RESTRICTIONS. SEPARATE ZONES SHALL BE PROVIDED FOR LAWN AREAS AND PLANTING BEDS. BRIGATION SHALL BE DESIGNED IN THE MOST EFFICIENT MANNER NECESSARY TO FULLY BRIGATE ALL PLANTING AREAS.

I-75 LIMITED ACCESS HIGHWAY (300' R.O.W.)
NO STREET ADDRESS AND OR EXPRESS TO I-75 WILL BE PROVIDED OR ALLOWED AT LOTS 16, 17, 18, 19, 20, 23, 24, AND SEAMY PARK (PER PLAT)

811
Know what's below
Call before you dig.

REVIEWS
01/18/23 REVIEWED FOR SITE PLAN REVIEW
02/14/23 REVIEWED FOR CITY REVIEW
03/14/23 REVIEWED FOR CITY REVIEW

DRAWN BY:
G. Ostrowski

DESIGNED BY:
G. Ostrowski

APPROVED BY:
G. Ostrowski

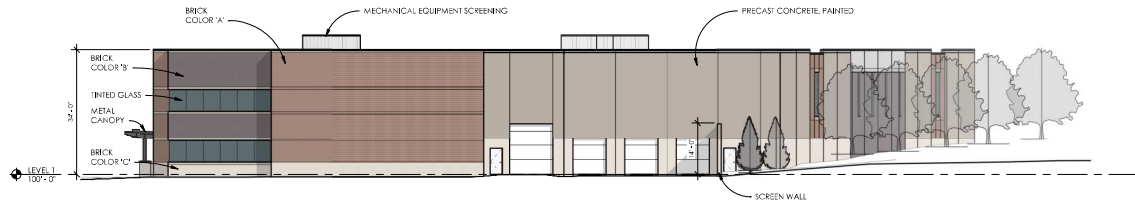
DATE:
01-12-2023

SCALE: 1" = 30'

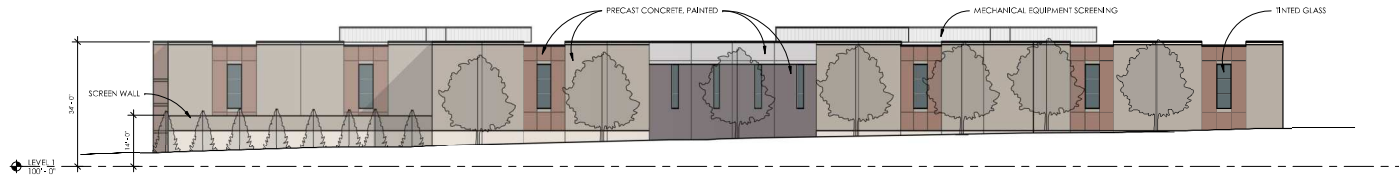
SHEET JOB NO. N039 SHEET NO. L2



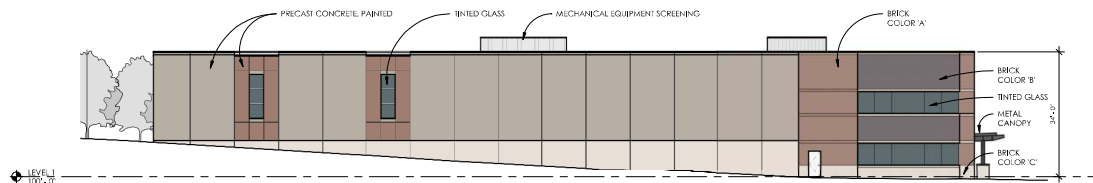
1 SOUTH ELEVATION
A-201 1/16" = 1'-0"



2 EAST ELEVATION
A-201 1/16" = 1'-0"



3 NORTH ELEVATION
A-201 1/16" = 1'-0"



4 WEST ELEVATION
A-201 1/16" = 1'-0"

GENERAL NOTES

- ANY MODIFICATIONS TO THE FACADE PLAN (INCLUDING COLOR) MUST BE RESUBMITTED TO THE CITY OF AUBURN HILLS FOR REVISED APPROVAL. THE USE OF NEON, FLUORESCENT, OR ANY OTHER TYPE OF UNAPPROVED SIGNAGE SHALL BE FORBIDDEN PER SITE PLAN REVIEW.
- FREESTANDING AND WALL SIGNS WILL REQUIRE A SIGN PERMIT. THE TOTAL SIGN AREA SHALL NOT EXCEED 8 SQ. FT. PER 10 FEET OR FRACTION THEREOF OF LOT FRONTAGE, OR 80 SQ. FT. PER NET ACRE FOR SITES LARGER THAN 1 ACRE. WHICHEVER IS GREATER. INDIVIDUAL SIGNS SHALL NOT EXCEED 150 SQ. FT. PER SIGN.

SIGN CALCULATION

FRONTAGE = 95.84' + 123.20' + 109.53' + 228.74' + 491.00' = 1048.31'

8 SQ. FT. x 1048.31' = 832 SQ. FT.

SITE AREA = 4.43 ACRES

80 SQ. FT. x 4.4 = 352 SQ. FT.

TOTAL SIGN ALLOWANCE = 832 SQ. FT.

SQUIRES
ARCHITECTURAL GROUP

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squiresarchitectural.com

CONSULTANT

PROFESSIONAL SEAL



CLIENT



7472 19 MILE ROAD
STERLING HEIGHTS, MI 48314

(586) 885-0000

PROJECT

PROPOSED LIGHT
INDUSTRIAL BUILDING

ATLANTIC BOULEVARD
AUBURN HILLS, MICHIGAN

ISSUE	DATE
SPE PLAN REVIEW	01/11/2023
REVISED	02/13/2023
REVISED	03/16/2023

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

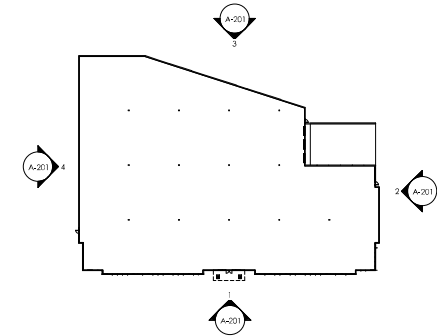
PROJECT # 21-574

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SHEET TITLE

BUILDING
ELEVATIONS

A-201



KEY PLAN
NOT TO SCALE



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PROJECT

PROPOSED LIGHT
INDUSTRIAL BUILDING

ATLANTIC BOULEVARD
AUBURN HILLS, MICHIGAN

ISSUE	DATE
SFF PLAN REVIEW	01/11/2023
REVISED	03/14/2023

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

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SHEET TITLE
3D VIEWS

A-901





CHECK LIST

PROJECT NAME

ATLANTIC BOULEVARD

(Check all that apply)

- ✓ SITE PLAN
- SPECIAL LAND USE
- ✓ TREE REMOVAL PERMIT
- REZONING
- PUD

The following items have not been included in your packet of information since they are either common non-controversial items or the recommendations have been noted in the project's cover letter.

Public Notice
Fire Department Approval Letter
Police Department Approval Letter
Woodland Consultant Approval Letter (N/A)
Citizen's Participation Letter and Report (N/A)

However, if you wish to see a copy of the above documents, they are on file in the Community Development Department.



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: APRIL 17, 2023

AGENDA ITEM NO 9C

COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Steven J. Cohen, AICP, Director of Community Development
Submitted: April 10, 2023
Subject: Motion – Approval of Special Land Use Permit, Site Plan, and Tree Removal Permit / Magna Seating

INTRODUCTION

This is a request from Bruce Brickman, representing General Development Company, for approval to construct a 280,000-square-foot light industrial building for Magna Seating of America on a 40.8-acre site located at 1700 Brown Road. The proposed facility will manufacture automotive seating. The overall investment in the project is estimated at between \$60-\$70 million, depending on final construction costs. Construction is anticipated to start this July, with a targeted completion in November 2024.



Rendering of the Proposed Building

BACKGROUND AND HISTORY

The City Council has had a long-standing strategic goal to prepare underutilized properties for redevelopment. The work involved with preparing this property is a prime example of the City Council's vision being implemented. In 2016, Oakland County officials announced plans to shutter its Animal Shelter and Pet Adoption Center, along with other ancillary uses on the property, and relocate operations to the City of Pontiac. The relocation allowed Auburn Hills the unique opportunity to proactively facilitate new development at the large site, which would place the previously tax-exempt property on the assessing rolls. After extensive discussions between City staff and County officials, the City Council approved a City-initiated rezoning of the property from R-1, One-Family Residential District to I-1, Light Industrial District on August 28, 2017. In September 2021, General Development Company (1700 Brown Road Associates, LLC) purchased the property from Oakland County, making way for this significant investment.

KEY ISSUES

1. **Parking Lot Size / 24-Hour Facility Operation.** The property will have 594 parking spaces, while the Zoning Ordinance only requires 400 parking spaces. The site is overparked because the facility will ultimately operate with three shifts, and employees on each shift will overlap arrival and departure times to maintain continuous operations. The largest shift is the “first shift,” which will operate from 6:00 a.m. to 2:00 p.m. and includes between 250 and 300 employees. The first shift is composed of the majority of the front office salary staff in addition to the hourly manufacturing workers. The facility is expected to operate five days a week with three shifts starting on Sunday at 10:00 p.m. and finishing on Friday at 10:00 p.m. The shifts generally will be 10:00 p.m. to 6:00 a.m., 6:00 a.m. to 2:00 p.m., and 2:00 p.m. to 10:00 p.m. Weekend hours may occur based on customer demand and union collective bargaining agreements.



Illustrated Site Plan

2. **Truck Traffic Associated with the Operation.** At full volume, five inbound freight (raw components) trailers are estimated per shift (0.63 trucks per hour), and ten inbound seat trailers are estimated per shift (1.25 trucks per hour). Ten outbound seat trailers are estimated per shift (1.25 trucks per hour) to the GM Orion Assembly Plant located directly north of the property. OHM's traffic consultants have determined that the roadway system is appropriately designed to handle the proposed vehicle and semi-truck movements.

KEY ISSUES (cont.)

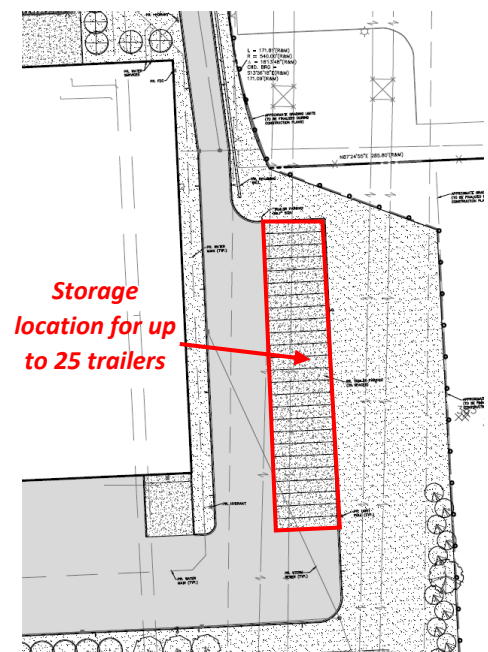
Aerial Photo of the Development Site

3. Special Land Use Permit for the Outside Storage of Trailers.

A Special Land Use Permit is requested to store up to 25 semi-trailers outside on the property due to the “just-in-time” (JIT) nature of the facility. This JIT management strategy aligns Magna’s product assembly and delivery timing directly with GM’s nearby Orion Assembly Plant’s production schedule.

The trailer storage area is needed for drop and hook logistics management, which is common with JIT. This delivery option allows the driver dropping off a full load to hook up to a preloaded or empty container at the same facility. This means the driver will drop a load off without waiting for the cargo to unload, saving time for the driver. It is also known as no-touch freight since the driver doesn’t have to wait.

The storage area will be located on the site’s east side and hidden from view by the building. It was a logical location for the trailer storage area as no structures could be built under the overhead transmission lines.



Trailer Storage Area

STAFF RECOMMENDATION

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

We recommend Approval of the Special Land Use Permit request to allow outside storage of up to 25 trailers 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.
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.

We recommend Conditional Approval of the Site Plan and Tree Removal Permit and offer the following discretionary findings of fact:

1. The Site Plan contains sufficient basic information required by the Zoning Ordinance for a recommendation.
2. The requirements of Section 1815, Items 7A-7E of the Zoning Ordinance can be met as follows:
 - a) All requirements and standards of the Zoning Ordinance, and other City Ordinances, can be met.
 - b) Safe, convenient vehicular and pedestrian ingress/egress has been depicted; primary access will be to Brown Road.
 - c) Traffic circulation features within the site and the location of parking areas avoid common traffic problems and can promote safety.
 - d) A satisfactory and harmonious relationship will exist between the proposed development and the surrounding area.
 - e) The proposed use will not have an unreasonable, detrimental or injurious effect upon the natural characteristics of the subject parcel, or the adjacent area.
3. Based on the project's total square footage, 400 parking spaces are required, and 594 parking spaces are depicted.
4. The parking layout meets minimum requirements, and barrier-free parking spaces are provided (12 are required, and 12 are provided). Two spaces are van accessible.
5. Building and parking setback requirements will be met.
6. Greenbelts will be provided.
7. Landscape requirements will be met, and calculations have been submitted.
8. A note indicates that exterior lighting shall meet the requirements of the Zoning Ordinance. Pole and wall-mounted lighting shall match existing pole and wall-mounted lighting and shall be shielded and directed downward. Lamp bulbs and lenses shall not extend below the light fixture shields. Light poles shall not be taller than the proposed height of 25 feet from grade.
9. A note indicates that signs shall meet the requirements of the Zoning Ordinance.
10. A note indicates that parking spaces shall be double-striped.
11. Ground-mounted mechanical equipment will be screened.
12. An Environmental Impact Statement is required and has been provided.
13. A note indicates that there will be no pallet storage and overnight vehicles. *A Special Land Use Permit is requested to store up to 25 semi-trailers on the site.*

STAFF RECOMMENDATION (cont.)

14. An eight-foot pathway is required along Brown Road. General Development Company will provide a cash bond for the pathway and install it once planned road improvements in front of the site are completed by the Road Commission for Oakland County. Complete Streets considerations were considered, but a sidewalk connection was deemed not feasible due to the change in grade from the building to Brown Road.
15. General Development Company has agreed to prep the site for eight EV charging stations. If EV stations are installed in the future, Magna shall obtain appropriate permits from the City and comply with City EV signage and pavement marker standards.
16. A Tree Removal Permit is required: 69 replacement trees are required, and 335 trees are proposed.

Conditions:

1. General Development Company shall meet the requirements of Article XX Administration and Enforcement, Section 2007. Performance Guarantees, including financial assurance for the cost of completing the pathway in front of the site along Brown Road.
2. The trash compactors and recycling bins for the facility shall be only placed in the loading dock areas and shall meet the requirements of Section 1825 of the Zoning Ordinance.
3. The number of vehicles stored on the site overnight shall be limited to 25 semi-trailers and stored in the designated area on the east side of the building. No other outside and overnight storage of materials or vehicles shall be permitted on the site.
4. Guard rails adjacent to the retaining walls shall be installed as determined necessary by the Building Official.
5. General Development Company shall work with the Road Commission for Oakland County to dedicate the required right-of-way along Brown Road.
6. If a tenant sign is proposed along Brown Road in the future, General Development Company agrees it will install a monument-style sign that will not exceed 12 feet in height.
7. Site plan approval shall be based on the representations made by the General Development Company and Magna Seating representatives as documented in this report, submittal materials, and the public meeting minutes.

PLANNING COMMISSION RECOMMENDATION

Recommended Approval on April 5, 2023 (8-0 vote)

RECOMMENDED ACTION

"Move to approve the Special Land Use Permit, Site Plan, and Tree Removal Permit for Magna Seating subject to the conditions of the City's Administrative Review Team."

I CONCUR:



THOMAS A. TANGHE, CITY MANAGER



CITY OF AUBURN HILLS
PLANNING COMMISSION
MINUTES
NOT YET APPROVED - EXCERPT

April 5, 2023

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

ROLL CALL: Present: **Sam Beidoun, Carolyn Shearer, Chauncey Hitchcock, Ray Saelens, Dominick Tringali, Cynthia Pavlich, Brian Marzolf, Greg Ouellette**
Absent: Laura Ochs
Also Present: Director of Community Development Steve Cohen, City Planner Shawn Keenan, Hannah Driesenga, Consulting Engineer
Guests: 8

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

5. PETITIONERS

5b. Magna Seating (7:09 p.m.)

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

Mr. Cohen explained that this is a request from General Development Company for approval to construct a 280,000 square foot Light Industrial building on a 40.8-acre site at 1700 Brown Road. The new facility will be leased to Magna Seating, which will supply seating for the nearby GM Orion Assembly Plant. Construction is anticipated to start in July 2023, with a targeted completion in November 2024.

This property is the former site of the Oakland County Animal Shelter and Pet Adoption Center, along with other ancillary uses. This proposal will place the previously tax-exempt property on the assessing rolls. City Council approved the rezoning of the property from R-1, One-Family Residential District to I-1, Light Industrial District in 2017.

The property will have 594 parking spaces. While the Zoning Ordinance only requires 400 spaces, the site is over-parked because the facility will ultimately operate with three overlapping shifts.

Mr. Cohen stated that a Special Land Use Permit is being requested to store up to 25 semi-trailers outside on the property due to the "just-in-time" (JIT) nature of the facility. This JIT management strategy aligns Magna's product assembly and delivery timing directly with GM's nearby Orion Assembly Plant's production schedule. The storage area will be located on the site's east side and hidden from view by the building.

Teresa Bruce, D&G Investment Company, Two Towne Square, Suite 850, Southfield, MI 48076 was available to answer any questions of the Commission.

The Commission asked about the following:

1. The condition of Brown Road and the Road Commission for Oakland County's (RCOC) plans for improvement;
2. The necessity of a Special Land Use Permit;
3. The turning radius at Brown Road for trucks entering the development;
4. Potential changes to the Brown Road access;
5. Impact to the wetlands;
6. The number of employees.

Hannah Driesenga, OHM Advisors, 2365 Pontiac Road, Suite 201, Auburn Hills, MI 48326, shared the RCOC's plans for road improvements at Brown Road and Giddings Road beginning in 2024. She further explained that part of that project may include slight improvements to the access to the site. Mr. Cohen stated that the east entrance would be for truck traffic and the west entrance would be for employee access.

Mr. Cohen explained that the proposal requires a Special Land Use Permit because of the outside storage being proposed. He explained that the outside storage would not be visible from Brown Road and assured the Commission that Code Enforcement would be monitoring the property on a routine schedule once built.

Mr. Cohen stated that the building envelope will remain on the higher elevations of the property, and there will be no impact or disturbance to the wetlands.

It is anticipated that Magna Seating will have three overlapping shifts and will employ approximately 500 people, with between 250-300 employees on any single shift.

Mr. Ouellette opened the public hearing at 7:25 p.m.

There being no public comments, Mr. Ouellette closed the public hearing at 7:25 p.m.

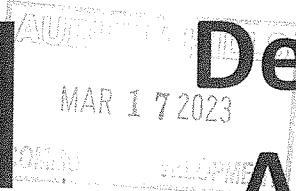
Moved by Beidoun to recommend to City Council approval of the Special Land Use Permit, Site Plan, and Tree Removal Permit for Magna Seating, subject to the conditions of the City's Administrative Review Team.

Second by Pavlich.

VOTE: Yes: Marzolf, Tringali, Hitchcock, Shearer, Beidoun, Saelens, Pavlich, Ouellette

No: None

Motion Carried (8-0)



Development Application

Project Name: Magna Seating

General Project Location: 1700 Brown Road

Parcel Size: 40.8 acre parcel Zoning: I-1

Sidwell Number(s): 14-03-100-028

Project Description: New Construction project

Building Size (sq. ft.): ~280,000 sq ft

City Use Only

Address: 1700 Brown Rd

Date Received: 3/17/23

Fees Paid: \$8,829.00

SP #: 230004

SLU #(s): 230001

LD/LE/SUB #: _____

RZ #: _____

PUD #: _____

ZBA #: _____

Check requested review(s)

- ☒ Site Plan
- ☒ Tree Removal Permit
- ☒ Special Land Use Permit(s) _____
outside storage of trailers

☐ Land Division

☐ Land Exchange

- ☐ Subdivision
- ☐ Planned Unit Development - Step 1/Step 2/Combined
- ☐ Rezoning _____ to _____
- ☐ ZBA Variance or Interpretation
(see supplemental application)
- ☐ Other _____

PT 230007

Applicant

Name: Teresa Bruce Signature: [Signature]

Business Name and Address: D&G Investment Company, Two Towne Square, Suite 850

City: Southfield State: MI Zip Code: 48076 Phone Number: (248)231-3615

Fax Number: 2483571929 Alt. Phone Number(s): 2483573777

Name: Bruce Brickman Signature: [Signature]

Business Name and Address: 1700 Brown Road Associates LLC, Two Towne Square, Suite 850

City: Southfield State: MI Zip Code: 48076 Phone Number: 2482313615

(Provide additional sheet if necessary for multiple property owners)

Property
Owner(s)

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

March 29, 2023

Mr. Shawn Keenan, AICP
City Planner
CITY OF AUBURN HILLS
1827 North Squirrel Road
Auburn Hills, Michigan 48326

RE: Magna (1700 Brown Road)
Site Plan 1st Review

Dear Mr. Keenan:

We have completed the site plan review for the above referenced project with respect to grading, paving, storm drainage/detention, and availability of municipal utilities to serve the site. The site plan, received by this office on March 28, 2023 was prepared by Nowak and Fraus. The review comments are noted below.

PERMITS:

Various permits will be required for this site, including but not limited to the following:

- Soil erosion permit from O.C.W.R.C.
- N.P.D.E.S. permit from E.G.L.E.
- Right-of-way construction and signing permit from R.C.O.C.
- Sanitary sewer extension permit from E.G.L.E.
- Water main extension permit from E.G.L.E.

GENERAL:

The site is located on the south side of Brown Road between Joslyn Road and Giddings Road at 1700 Brown Road in Section 3 of the City of Auburn Hills. The applicant is proposing to redevelop the former animal control facility by constructing a 280,000 square foot building for Magna Seating of America. The new facility will consist of 85,000 square feet of warehouse space, 165,000 square feet of shop space, and 30,000 square feet of office space. This facility will be the exclusive supplier of seating for all of the new electric vehicles produced by the General Motors plant in Orion Township. The site is zoned Light Industrial (I-1) and adjacent properties are zoned Light Industrial (I-1) and General Industrial (I-2). A complete legal description of the parcel is shown on the plan. The City of Auburn Hills Standard Notes and Fire Department Notes are included on the plans. A landscape plan is included in the plan set and appears to be acceptable. The City of Auburn Hills Standard Details were not included in the plan set and will need to be included in the engineering review submittal. Furthermore, a demolition plan and a soil erosion and sedimentation control plan are required for the engineering review.

MUNICIPAL UTILITIES:

There is an existing 12-inch water main that extends along Brown Road, and an existing 8-inch water main that extends from the 12-inch water main along Brown Road, along the east side of the site until it dead ends at the south side of the site. The applicant is proposing to tap the existing 12-inch water main on the northwest side of the site and loop new water main around the proposed facility to connect back into the existing 8-inch water main



on the east side of the site. Five (5) fire hydrant assemblies and one (1) relocated fire hydrant is proposed to provide adequate coverage for the site. Fire suppression and domestic service lines are proposed to extend from the proposed water main located on the east side of the site to the northeast corner of the building. Size and material of the proposed water main shall be provided at engineering review.

There is an existing 10-inch sanitary sewer along Brown Road that extends southwest through the site before connecting to a 12-inch sanitary sewer which increases to 15-inches at the south end of the site. Additionally, there are existing sanitary sewers that extend to the east and west providing service to the adjacent parcels and existing buildings on site. The applicant is proposing to connect to an existing sanitary sewer manhole on the east side of the parcel and extend new sanitary sewer north and then west to the existing 12-inch sanitary sewer where a new manhole will be installed over the existing line. The size, material, and slope of the proposed sanitary sewer shall be provided at engineering review. One sanitary lead is proposed to extend from the proposed sanitary sewer to the north side of the proposed building. Type, material, and slope of the sanitary sewer lead shall also be provided at engineering review.

STORM SEWER AND DETENTION:

The site is located in the Brown Drainage District, which has a maximum discharge rate of 0.10 cfs/acre. Storm water runoff for the site will be collected via catch basins and routed to two proposed detention basins located on the north and south ends of the parcel. The storm water will ultimately outlet to the wetlands on the west side of the site. Treatment of stormwater runoff appears to be provided by sediment forebays proposed upstream of the detention basins. Preliminary detention calculations were provided on the plan and appear to be acceptable. Additional details of the stormwater management system shall be provided for engineering review including storm water conveyance calculations and profiles with hydraulic grade lines. The proposed storm sewer size, material, and slope shall also be provided at engineering review.

TRAFFIC/PAVING:

Access to the site is proposed by two new drive approaches off Brown Road in addition to the existing approach off Brown Road. All work within the Brown Road right-of-way is under the jurisdiction of the Road Commission for Oakland County (RCOC) and will require a permit. The approaches proposed off Brown Road will be subject to RCOC approval and coordination with the proposed Brown Road reconstruction project. The applicant has indicated that the existing eastern drive will be for truck access to the site, and the two new drives to Brown Road are for employee/visitor vehicles. Parking is proposed on the north side of the building with trailer parking on the east side of the building. The plans indicate concrete curb and gutter throughout the parking lot with asphalt pavement. 4-inch asphalt on 8-inch aggregate base is proposed for drive aisles and parking areas. Per City standards, a minimum of 6-inches of asphalt is required for drive aisles and truck routes. A cross-section for the approaches off Brown Road and the proposed pathway shall be included at engineering review.

The applicant is proposing 594 parking spaces including 12 barrier free parking spaces, 8 visitor parking spaces, and 8 electric vehicle spaces. Multiple truck wells are proposed along the south side of the building and the applicant is proposing an interior trash compactor in those areas. A 7-foot-wide concrete sidewalk has been provided along the north side of the building to provide access for employees from the parking lot into the building. An 8-foot-wide pathway is proposed along Brown Road from the existing pathway stub located on the adjacent parcel to the west of the site to the existing approach off Brown Road. The proposed pathway location will be subject to RCOC approval and coordination with the proposed Brown Road reconstruction project. An auto turn analysis was not included in the plan set.

GRADING:

Existing grades are shown with 1-foot contours and spot elevations while proposed grades are shown via spot elevations. The site is sloped towards the wetlands on the west side of the parcel. Perimeter site slopes shall meet the requirements of 1:4 max and match into existing contours prior to all abutting property lines. Pavement slopes



are mostly consistent with City standards and are to remain between 1% and 6% for drive areas and between 1% and 4% for parking areas. Sidewalk grades shall meet ADA requirements. Additional spot elevations shall be provided for engineering review.

Retaining walls are proposed along the northwest side of the parking lot, near the southwest corner of the building, and along the drive on the east side of the site. Details for the retaining walls were not included in the plan set. Design details and computations (sealed by a licensed engineer) will need to be submitted and approved during the engineering review for walls greater than one (1) foot in height. Any retaining walls over 2.5 feet in height are required to be fenced and the retaining wall detail shall include the fence.

RECOMMENDATIONS:

The site plan is in substantial compliance with City of Auburn Hills requirements and has been stamped "Approved" by our office. We ask that the site plan approval acknowledge the following:

1. The site improvement plan, designed in accordance with Ordinance No. 806, shall be submitted to the City for review and approval prior to construction. A detailed cost estimate for the improvements shall be submitted with the plans signed and sealed by the design engineer.
2. The developer must post a performance guarantee, in accordance with the City's requirements as set forth in the City of Auburn Hills Ordinance No. 372, Section 2007, Performance Guarantees. The estimate of the guarantee shall be submitted with the site improvement plan and must reflect all costs for site improvements, including but not limited to mass grading, roadways, lighting, utilities, pathways, sidewalks, screening, landscaping, driveways, retaining walls, parking lots, drainage, stormwater retention basins, and other similar features.

If you have any questions or need any further information, please feel free to contact our office.

Sincerely,
OHM Advisors

Hannah Driesenga, P.E.

Transmitted via e-mail to Shawn Keenan: March 29, 2023
cc: File

P:\0101_0125\SITE_AUBURNHILLSCITY\2021\0120211050_1700 BROWN_MUNI_SITE\MAGNA_SITE REV#1_APP.DOCX

1700 Brown Road
Environmental Impact Statement
March 23, 2023

A. Existing Conditions

The site currently consists of approximately 40 acres (25 acres usable) and was previously used as the Oakland County Animal Shelter. The site is lightly treed and slopes upward from Brown Road to the South. The site has wetland features which are not impacted. The site has vehicular access from Brown Road both east and west of the signal crossing of Brown Road and Giddings Road. Public utilities are available on Brown Road.

B. Site Plan

A 280,000 s.f. facility is proposed for this site. The proposed facility will be used by Magna Seating. This new project will be to serve the GM Orion Plant which will be producing all electric vehicles.

C. Land Use Environmental Impacts / Traffic Impact

Truck traffic is expected at an approximate rate of 15-20 trucks over the course of a day which would be considered a minimum amount over 2-3 shifts. The traffic impact created will be insignificant compared to a typical warehouse building.

The subject property is located next to an existing wetland which is not being impacted. Soil erosion control measures and post-development storm water treatment and detention will be instituted as well, in order to minimize future indirect impacts.

The proposed project will have limited effects on historical, cultural, or scenic resources, as none are known to occur within the subject project area. Public health impacts are likely to be transient and local from potential air quality reduction due to fugitive dust during construction.

The project requires the removal of approximately 69 trees on the site out of almost 500 trees, on site. 335 new trees are being planted on the site.

D. Public Utility Impact

The site is currently serviced with public water, sanitary, gas and DTE. The proposed use will not impact any of those utilities on Brown Road.

E. Drainage

The site currently drains west into an existing wetland. The developed site will have a detention basin to control storm water flow and sedimentation basin to adhere to storm water quality standards to drain into the existing wetland.

F. Hazardous Materials

There are no hazardous materials proposed to be stored at this site.



The City of Auburn Hills

City Council Meeting Minutes - Excerpt

August 28, 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, Mitchell and Verbeke

Absent: None

Also Present: Assistant City Manager Grice, City Attorney Beckerleg, City Clerk Kowal, Police Chief Olko, Finance Director/Treasurer Schulz, Director of Community Development Cohen, Assistant City Planner Keenan, Mgr of Fleet & Roads Brisson, Mgr of Municipal Properties King, Accounts Receivable Manager Farmer, and Mgmt. Assistant Thomas.

16 Guests

9. NEW BUSINESS

9c. Motion – Approve Rezoning from R-1, One-Family Residential to I-1, Light Industrial District / 1700 Brown Road

Mr. Cohen explained that the City, in cooperation with Oakland County, has initiated the rezoning request from R-1 to I-1, Light Industrial District to prepare the County's animal shelter and pet adoption center property for redevelopment. He noted that last month the Planning Commission adopted an amendment to the Master Plan that changed the land use classification for this property from Public to Non-Residential in order to facilitate this rezoning. Both Planning Commission and staff recommend approval of the rezoning.

Mr. Knight questioned why I-1 over High Tech as this site is large enough to have a high tech operation. Mr. Cohen explained that it does not lend itself to a high-tech location. High tech office users want to be on freeways or major roads. This is tucked in and cannot be seen very well and lends itself to heavier industrial. It will probably be redeveloped into one site due to the cost of adding a road. Mr. Cohen further explained that the I-1 is for web or automotive companies who have the robotics and manufacturing and testing.

Moved by Verbeke, Seconded by Mitchell.

RESOLVED: To accept the Planning Commission's recommendation and approve the rezoning of 1700 Brown Road (Sidwell No. 14-03-100-028) from R-1, One-Family Residential District to I-1, Light Industrial District. The rezoning shall be referenced as Ordinance No. 17-896.

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

No: Knight

Resolution No. 17.08.158

Motion Carried (6 - 1)



CITY OF AUBURN HILLS
PLANNING COMMISSION
MINUTES
EXCERPT

August 16, 2017

1. **CALL TO ORDER:** Planning Commission Chairperson Ouellette called the meeting to order at 7:01 p.m.
2. **ROLL CALL:** Present: Beidoun, Burmeister, Hitchcock, Mendieta, Ochs, Ouellette, Pederson, Shearer
Absent: Pierce
Also Present: Director of Community Development Cohen, Assistant City Planner Keenan, OHM Engineers Andrew Cousino and Hannah McManus
Guests: 10

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

5. **PETITIONERS**

5c. **1700 Brown Road / Oakland County's Animal Shelter and Pet Adoption Center (7:53 p.m.)**

Public Hearing / Motion – Recommendation to City Council for approval of rezoning from R-1, One-Family Residential to I-1, Light Industrial District.

Mr. Cohen stated that the City of Auburn Hills, in cooperation with Oakland County, has initiated this rezoning from R-1, One-Family Residential to I-1, Light Industrial District to prepare the County's Animal Shelter and Pet Adoption Center property for redevelopment. The 40 acre property is located at 1700 Brown Road. Last month, the Planning Commission adopted an amendment to the Master Land Use Plan that changed the land use classification of the property from "public" to "non-residential" to facilitate this rezoning.

Mr. Cohen explained that the Adopted Master Land Use Plan depicts the subject parcel as "non-residential" land use. Therefore, staff recommends approval of the rezoning as presented.

Paul Zachos, Oakland County Facilities Property Manager, One Public Works Drive - 95 West Public Works Building, Waterford, Michigan, 48328 stated that his department handles the disposition of County property. The I-1 District zoning will be consistent with County's desire to obtain the highest and best use for the redevelopment of the property.

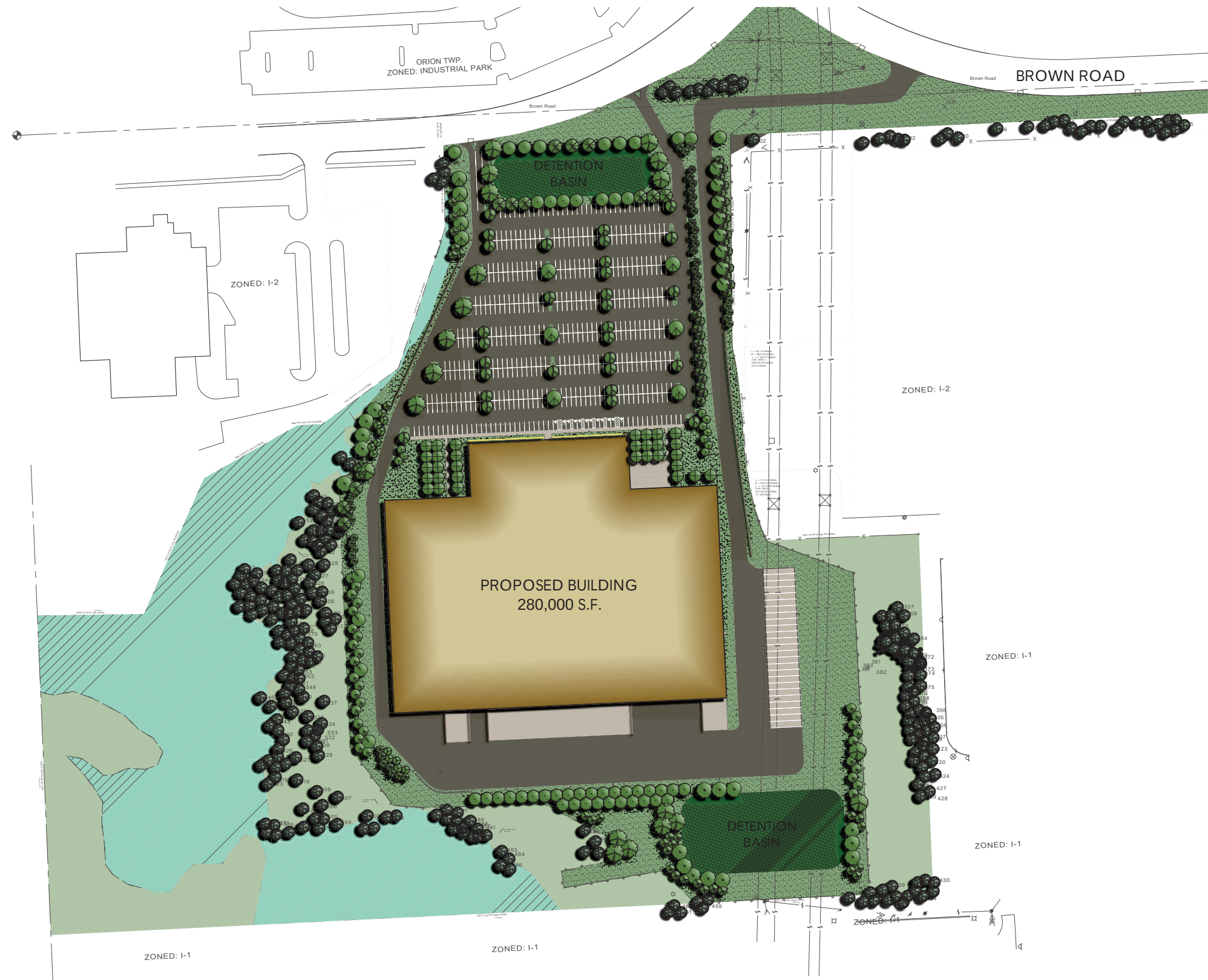
Mr. Ouellette opened the Public Hearing at 7:56 p.m.

Hearing no comments, Mr. Ouellette closed the Public Hearing at 7:56 p.m.

Moved by Ms. Ochs to recommend City Council approval of the rezoning of 1700 Brown Road (Sidwell No. 14-03-100-028) from R-1, One-Family Residential District to I-1, Light Industrial District.
Supported by Ms. Pederson.

VOTE: Yes: Beidoun, Burmeister, Hitchcock, Mendieta, Ochs, Ouellette, Pederson, Shearer
No: None **Motion Carried (8-0)**





City of Auburn Hills,
Oakland County, Michigan
SITE PLAN DOCUMENTS

PART OF THE NORTHWEST 1/4
OF SECTION 3,
TOWN 3 NORTH, RANGE 10 EAST

Architect

GAV ASSOCIATES, INC.
24001 Orchard Lake Rd.
Suite 180A
Farmington, MI 48336

Contact: Al Valentine
Ph: (248) 965-9101

Civil Engineer

NOWAK & FRAUS ENGINEERS
46777 Woodward Ave.
Pontiac, MI 48342-5032

Contact: Patrick Williams, P.E.
Tel. (248) 332-7931
Fax. (248) 332-8257

Developer

GENERAL DEVELOPMENT COMPANY
Two Towne Square
Suite 850
Southfield, MI 48076

Contact: Bruce Brickman
Ph: (248) 514-7111

Landscape Architect

NOWAK & FRAUS ENGINEERS
46777 Woodward Ave.
Pontiac, MI 48342-5032

Contact: George Ostrowski
Tel. (248) 332-7931
Fax. (248) 332-8257

PROJECT DESCRIPTION

NEW 280,000 SQUARE FOOT BUILDING FOR MAGNA SEATING OF AMERICA. THE PROPOSED SEAT ASSEMBLY FACILITY WILL MANUFACTURE AUTOMOTIVE SEATING.



Location Map
N.T.S.

Project Name

Magna
1700 Brown Rd.

LEGAL DESCRIPTION

PART OF THE NORTHWEST 1/4 OF SECTION 3, TOWN 3 NORTH, RANGE 10 EAST, CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION; THENCE ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION, SOUTH 02 DEGREES 45 MINUTES 42 SECONDS EAST (RECORDED AS SOUTH 02 DEGREES 46 MINUTES 00 SECONDS EAST) 60.00 FEET; THENCE PARALLEL WITH THE NORTH LINE OF SAID SECTION, SOUTH 87 DEGREES 24 MINUTES 55 SECONDS WEST 1310.24 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 37 SECONDS EAST 395.90 FEET; THENCE SOUTHERLY 92.15 FEET ON A 660.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS SOUTH 08 DEGREES 49 MINUTES 23 SECONDS EAST 92.07 FEET; THENCE SOUTH 04 DEGREES 49 MINUTES 24 SECONDS EAST 110.00 FEET; THENCE SOUTHERLY 171.81 FEET ON A 540.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS SOUTH 13 DEGREES 56 MINUTES 18 SECONDS EAST 171.09 FEET; THENCE NORTH 87 DEGREES 24 MINUTES 55 SECONDS EAST 285.80 FEET; THENCE SOUTH 02 DEGREES 14 MINUTES 49 SECONDS EAST 672.28 FEET; THENCE SOUTH 87 DEGREES 11 MINUTES 43 SECONDS WEST 1658.26 FEET (RECORDED AS 1658.49 FEET) TO THE WEST LINE OF SAID SECTION; THENCE ALONG SAID WEST LINE, NORTH 02 DEGREES 24 MINUTES 00 SECONDS WEST (RECORDED AS NORTH 02 DEGREES 24 MINUTES 16 SECONDS WEST) 600.62 FEET; THENCE NORTH 89 DEGREES 14 MINUTES 10 SECONDS EAST 200.18 FEET (RECORDED AS 200.46 FEET); THENCE NORTH 23 DEGREES 54 MINUTES 20 SECONDS EAST 278.92 FEET; THENCE NORTH 60 DEGREES 26 MINUTES 20 SECONDS EAST 200.79 FEET; THENCE NORTH 86 DEGREES 53 MINUTES 10 SECONDS EAST 46.76 FEET; THENCE NORTH 53 DEGREES 59 MINUTES 35 SECONDS EAST 177.00 FEET; THENCE NORTH 18 DEGREES 22 MINUTES 20 SECONDS EAST 277.49 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 20 SECONDS WEST 118.52 FEET; THENCE NORTH 02 DEGREES 24 MINUTES 10 SECONDS WEST 93.00 FEET TO THE NORTH LINE OF SAID SECTION; THENCE ALONG SAID NORTH LINE, NORTH 87 DEGREES 24 MINUTES 55 SECONDS EAST 1849.00 FEET TO THE POINT BEGINNING.

CONTAINING 1,776,940 SQUARE FEET OR 40.792 ACRES

TAX ID NO. 14-03-100-028

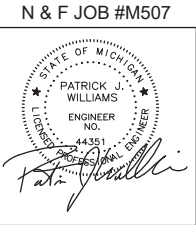
SHEET INDEX

SP-0	Cover Sheet
SP-1	Overall Survey
SP-1a	Boundary / Topographic / Tree Survey
SP-1b	Boundary / Topographic / Tree Survey
SP-1c	Boundary / Topographic / Tree Survey
SP-1d	Boundary / Topographic / Tree Survey
SP-1e	Boundary / Topographic / Tree Survey
SP-2	List of Surveyed Trees
SP-3	Overall Site Plan
SP-3a	Site Notes and Details
SP-4a	Engineering Site Plan
SP-4b	Engineering Site Plan
SP-4c	Engineering Site Plan
SP-4d	Engineering Site Plan
SP-4e	Engineering Site Plan

L1	Overall Tree Preservation Plan
L2 - L6	Enlarged Tree Preservation Plan
L7	Overall Landscape Plan
L8 - L12	Enlarged Landscape Plan
L13	Landscape Notes and Details

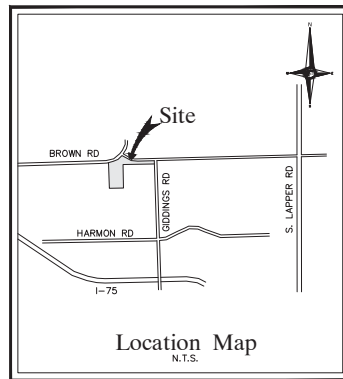
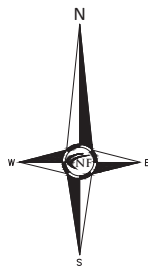
A101	Floor Plan
A201	Elevations

REVISIONS:
03-28-2023 ISSUED FOR SP REVIEW



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SEAL



PROJECT
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Ph: (248) 357-3777

PROJECT LOCATION
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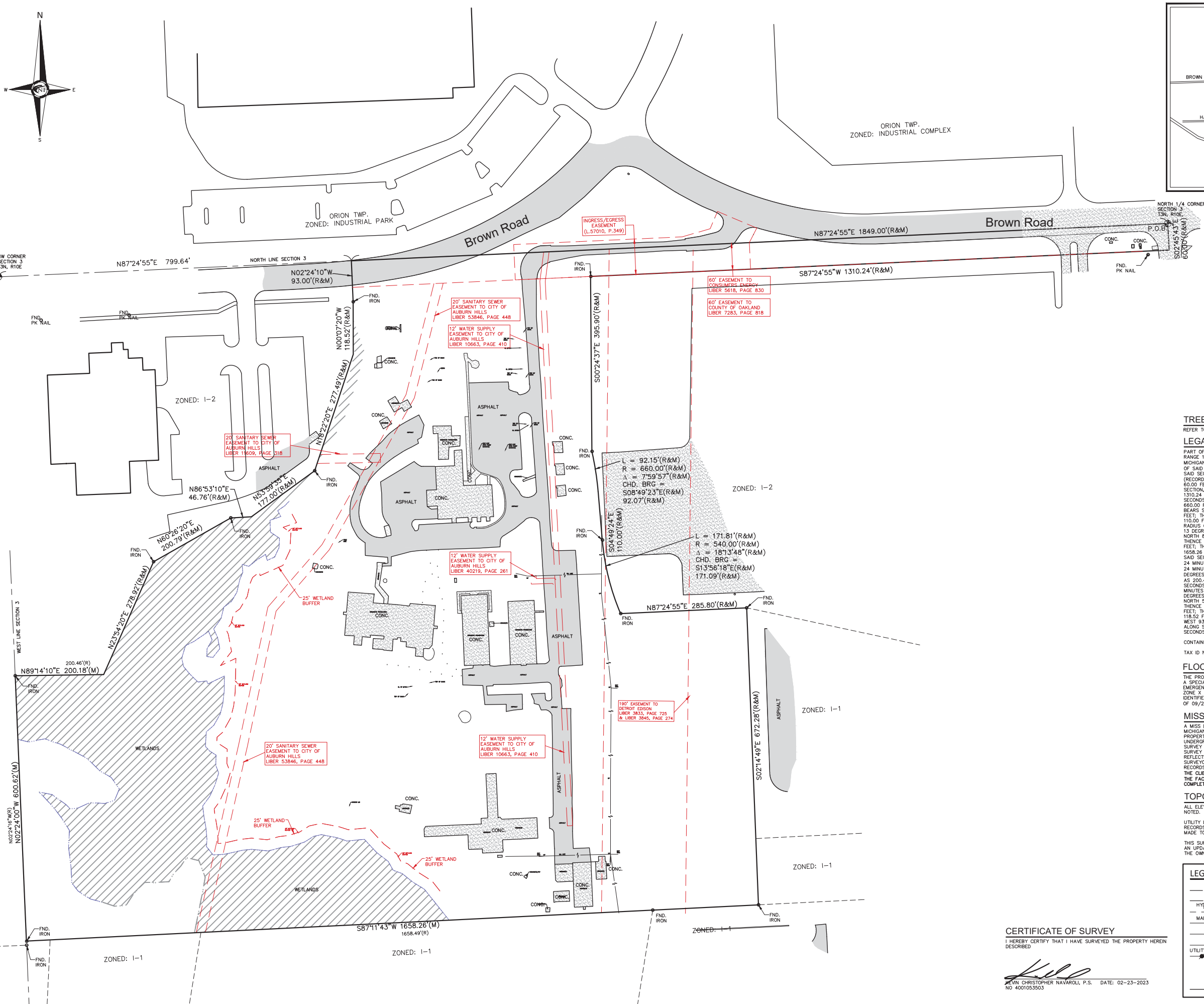
SHEET
Overall Survey



DATE ISSUED/REVISED
00-00-00 REVISED PER

DRAWN BY:
D. McConkey
DESIGNED BY:
K. Navaroli
APPROVED BY:
K. Navaroli
DATE:
March 28, 2023

SCALE: 1" = 100'
NFE JOB NO. SHEET NO.
M507 SP-1



TREE NOTE

REFER TO SHEET 7 FOR TREE LIST

LEGAL DESCRIPTION

PART OF THE NORTHWEST 1/4 OF SECTION 3, TOWN 3 NORTH, RANGE 10 EAST, CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION; THENCE ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION, SOUTH 02 DEGREES 45 MINUTES 42 SECONDS EAST (RECORDED AS SOUTH 02 DEGREES 45 MINUTES 00 SECONDS EAST) 60.00 FEET; THENCE PARALLEL WITH THE NORTH LINE OF SAID SECTION, SOUTH 87 DEGREES 24 MINUTES 55 SECONDS WEST 1310.24 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 37 SECONDS EAST 395.90 FEET; THENCE SOUTHERLY 92.15 FEET ON A 660.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS SOUTH 08 DEGREES 49 MINUTES 23 SECONDS EAST 92.07 FEET; THENCE SOUTH 04 DEGREES 49 MINUTES 24 SECONDS EAST 110.00 FEET; THENCE SOUTHERLY 171.81 FEET ON A 540.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS SOUTH 13 DEGREES 58 MINUTES 18 SECONDS EAST 171.09 FEET; THENCE NORTH 87 DEGREES 24 MINUTES 55 SECONDS EAST 285.80 FEET; THENCE SOUTH 02 DEGREES 14 MINUTES 49 SECONDS EAST 672.28 FEET; THENCE SOUTH 87 DEGREES 11 MINUTES 43 SECONDS WEST 1658.26 FEET (RECORDED AS 1658.49 FEET) TO THE WEST LINE OF SAID SECTION; THENCE ALONG SAID WEST LINE, NORTH 02 DEGREES 24 MINUTES 00 SECONDS WEST (RECORDED AS NORTH 02 DEGREES 24 MINUTES 16 SECONDS WEST) 600.62 FEET; THENCE NORTH 89 DEGREES 14 MINUTES 10 SECONDS EAST 200.18 FEET (RECORDED AS 200.46 FEET); THENCE NORTH 23 DEGREES 54 MINUTES 20 SECONDS EAST 278.92 FEET; THENCE NORTH 60 DEGREES 26 MINUTES 20 SECONDS EAST 200.79 FEET; THENCE NORTH 86 DEGREES 53 MINUTES 10 SECONDS EAST 46.76 FEET; THENCE NORTH 53 DEGREES 59 MINUTES 35 SECONDS EAST 177.00 FEET; THENCE NORTH 18 DEGREES 22 MINUTES 20 SECONDS EAST 277.49 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 20 SECONDS WEST 118.52 FEET; THENCE NORTH 02 DEGREES 24 MINUTES 10 SECONDS WEST 83.00 FEET TO THE NORTH LINE OF SAID SECTION; THENCE ALONG SAID NORTH LINE, NORTH 87 DEGREES 24 MINUTES 55 SECONDS EAST 1849.00 FEET TO THE POINT BEGINNING.

CONTAINING 1,776,940 SQUARE FEET OR 40.792 ACRES
TAX ID NO. 14-03-100-028

FLOOD HAZARD NOTE

THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE X OF THE CURRENT AVAILABLE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 261250359F BEARING AN EFFECTIVE DATE OF 09/29/2006.

MISS DIG / UTILITY DISCLAIMER NOTE

A MISS DIG TICKET NUMBER 2023022101050, PURSUANT TO MICHIGAN PUBLIC ACT 174 WAS ENTERED FOR THE SURVEYED PROPERTY. DUE TO THE EXTENDED REPORTING PERIOD FOR UNDERGROUND FACILITY OWNERS TO PROVIDE THEIR RECORDS, THE SURVEY MAY NOT REFLECT ALL THE UTILITIES AT THE TIME THE SURVEY WAS ISSUED ON 02-23-2023. THE SURVEY ONLY REFLECTS THOSE UTILITIES WHICH COULD BE OBSERVED BY THE SURVEYOR IN THE FIELD OR AS DEPICTED BY THE UTILITY COMPANY RECORDS FURNISH PRIOR TO THE DATE THIS SURVEY WAS ISSUED. THE CLIENT AND/OR THEIR AUTHORIZED AGENT SHALL VERIFY WITH THE FACILITY OWNERS AND/OR THEIR AUTHORIZED AGENTS, THE COMPLETENESS AND EXACTNESS OF THE UTILITIES LOCATION.

TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

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LEGEND

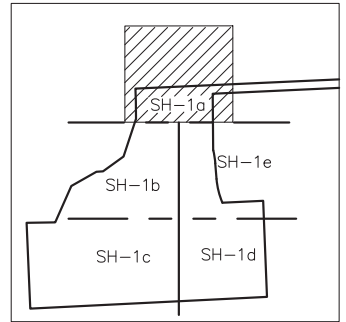
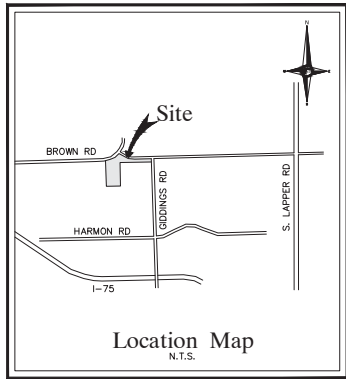
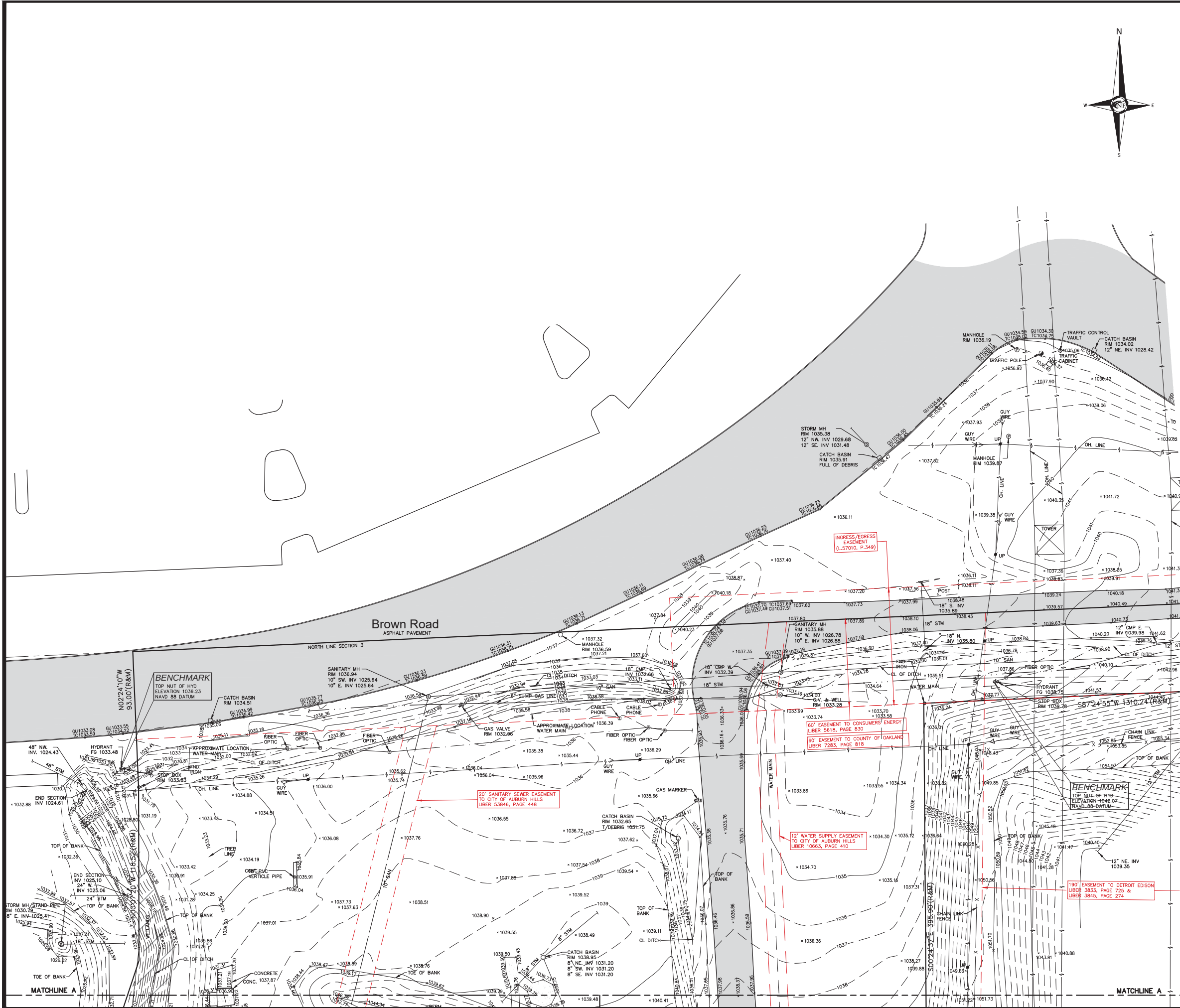
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HYDRANT	EXISTING SAN. CLEAN OUT
MANHOLE	EXISTING WATER MAIN
CATCH BASIN	EXISTING STORM SEWER
EX. R.Y. CATCH BASIN	
EXISTING BURIED CABLES	
OVERHEAD LINES	
LIGHT POLE	
SIGN	
EXISTING GAS MAIN	

CERTIFICATE OF SURVEY

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED

KEVIN CHRISTOPHER NAVAROLI, P.S.
NO 400105303

DATE: 02-23-2023



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SEAL



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SHEET
Boundary / Topographic /
Tree Survey



DATE ISSUED/REVISED
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UTILITY POLE	EXISTING STORM SEWER
GUY POLE	EX. R.Y. CATCH BASIN
GUY WIRE	EXISTING BURIED CABLES
	OVERHEAD LINES
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN

DRAWN BY:
D. McConkey

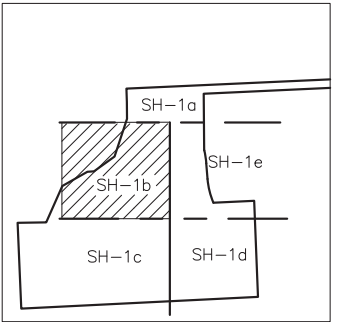
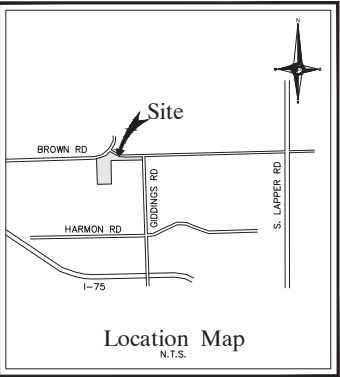
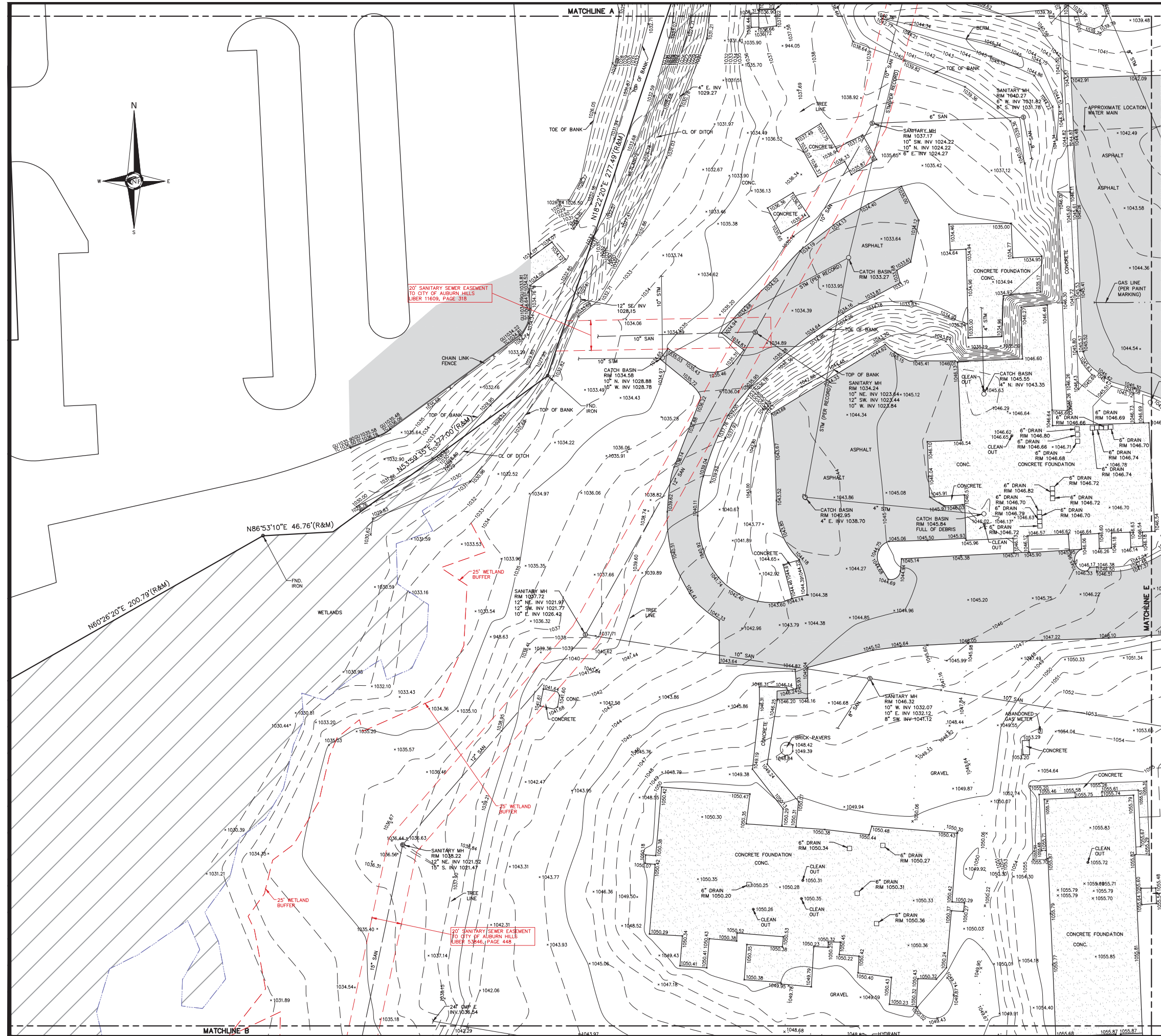
DESIGNED BY:

APPROVED BY:
K. Navaroli

DATE:
March 28, 2023

SCALE: 1" = 30'

NFE JOB NO. SHEET NO.
M507 SP-1a



SHEET INDEX

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LEGEND

- | | |
|--------------|-------------------------|
| MANHOLE | EXISTING SANITARY SEWER |
| HYDRANT | EXISTING SAN. CLEAN OUT |
| MANHOLE | EXISTING WATER MAIN |
| UTILITY POLE | EXISTING STORM SEWER |
| GUY POLE | EX. R.Y. CATCH BASIN |
| GUY WIRE | EXISTING BURIED CABLES |
| 1 | OVERHEAD LINES |
| 1 | LIGHT POLE |
| 1 | SIGN |
| 1 | EXISTING GAS MAIN |

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Know what's below
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00-00-00 REVISED PER

DRAWN BY:
D. McConkey

DESIGNED BY:

APPROVED BY:
K. Navaroli

DATE:
March 28, 2023

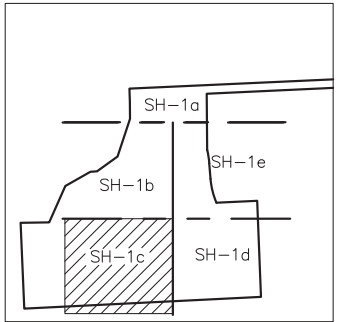
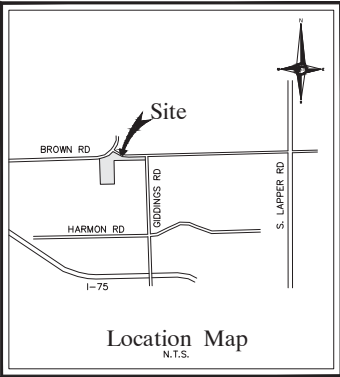
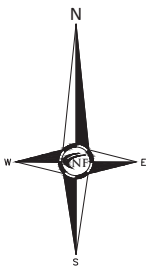
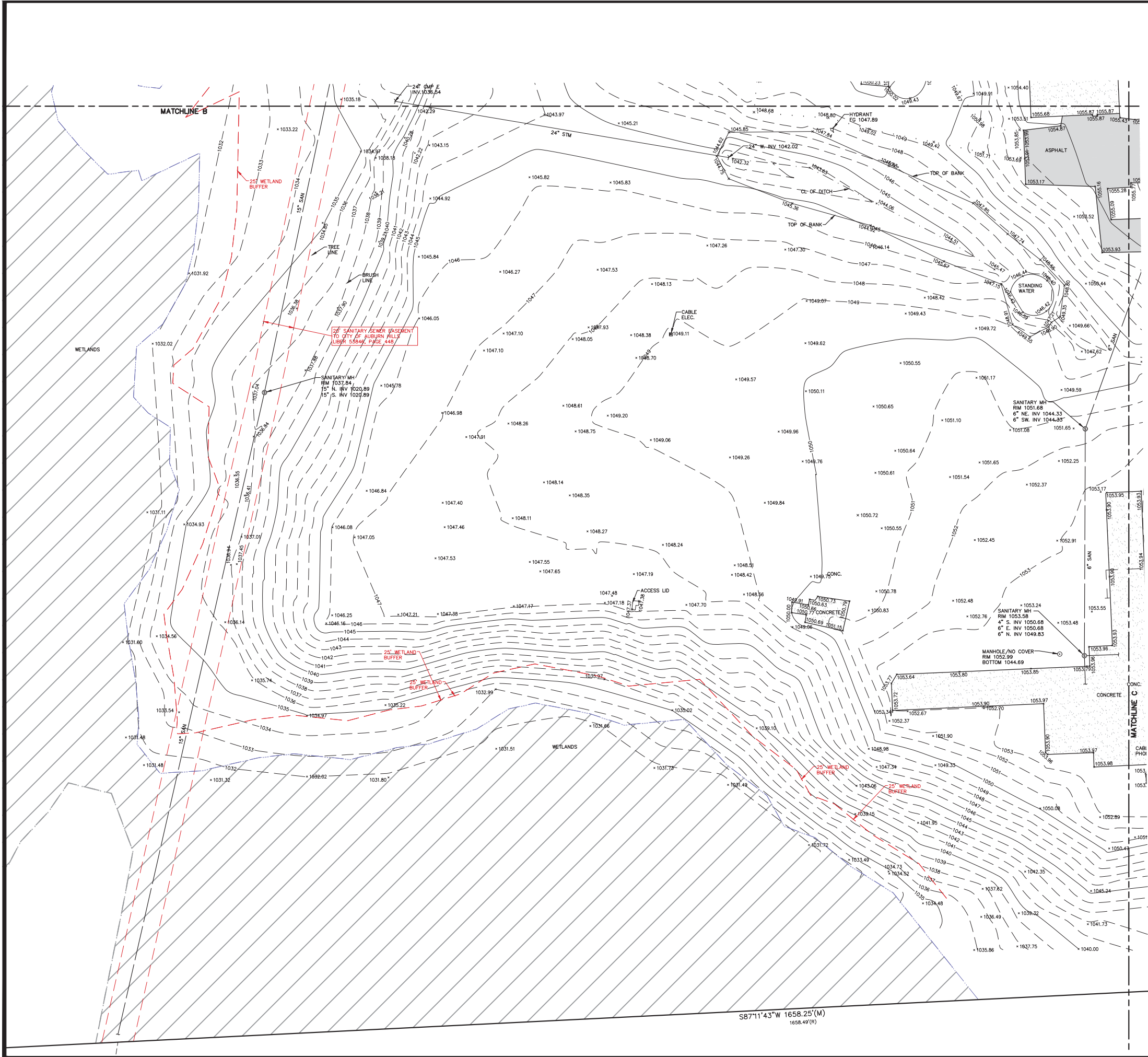
SCALE: 1" = 30'

NFE JOB NO.

SHEET NO.

M507

SP-1b



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D. McConkey

DESIGNED BY:

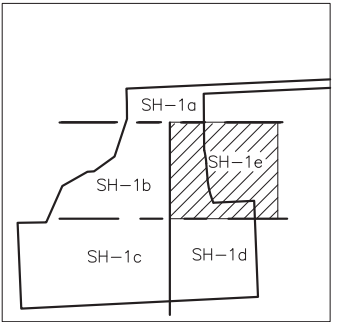
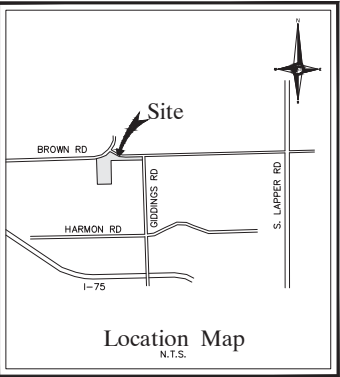
APPROVED BY:
K. Navaroli

DATE:
March 28, 2023

SCALE: 1" = 30'

NFE JOB NO.
M507

SHEET NO.
SP-1c



SHEET INDEX

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LEGEND

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HYDRANT	EXISTING SAN. CLEAN OUT
MANHOLE	EXISTING WATER MAIN
CATCH BASIN	EXISTING STORM SEWER
EX. R.Y. CATCH BASIN	EXISTING BURIED CABLES
UTILITY POLE	OVERHEAD LINES
GUY POLE	LIGHT POLE
GUY WIRE	SIGN
EXISTING GAS MAIN	

DRAWN BY:
D. McConkey

DESIGNED BY:

APPROVED BY:
K. Navaroli

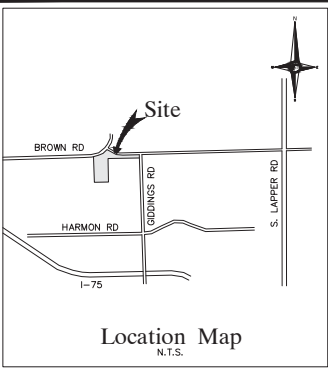
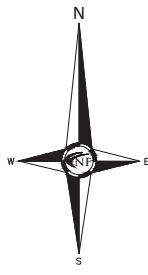
DATE:
March 28, 2023

SCALE: 1" = 30'

30 15 0 15 30 45

NFE JOB NO. SHEET NO.

M507 SP-1e



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SHEET
Engineering Site Plan



DATE ISSUED/REVISED
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DRAWN BY:
A. Eizember

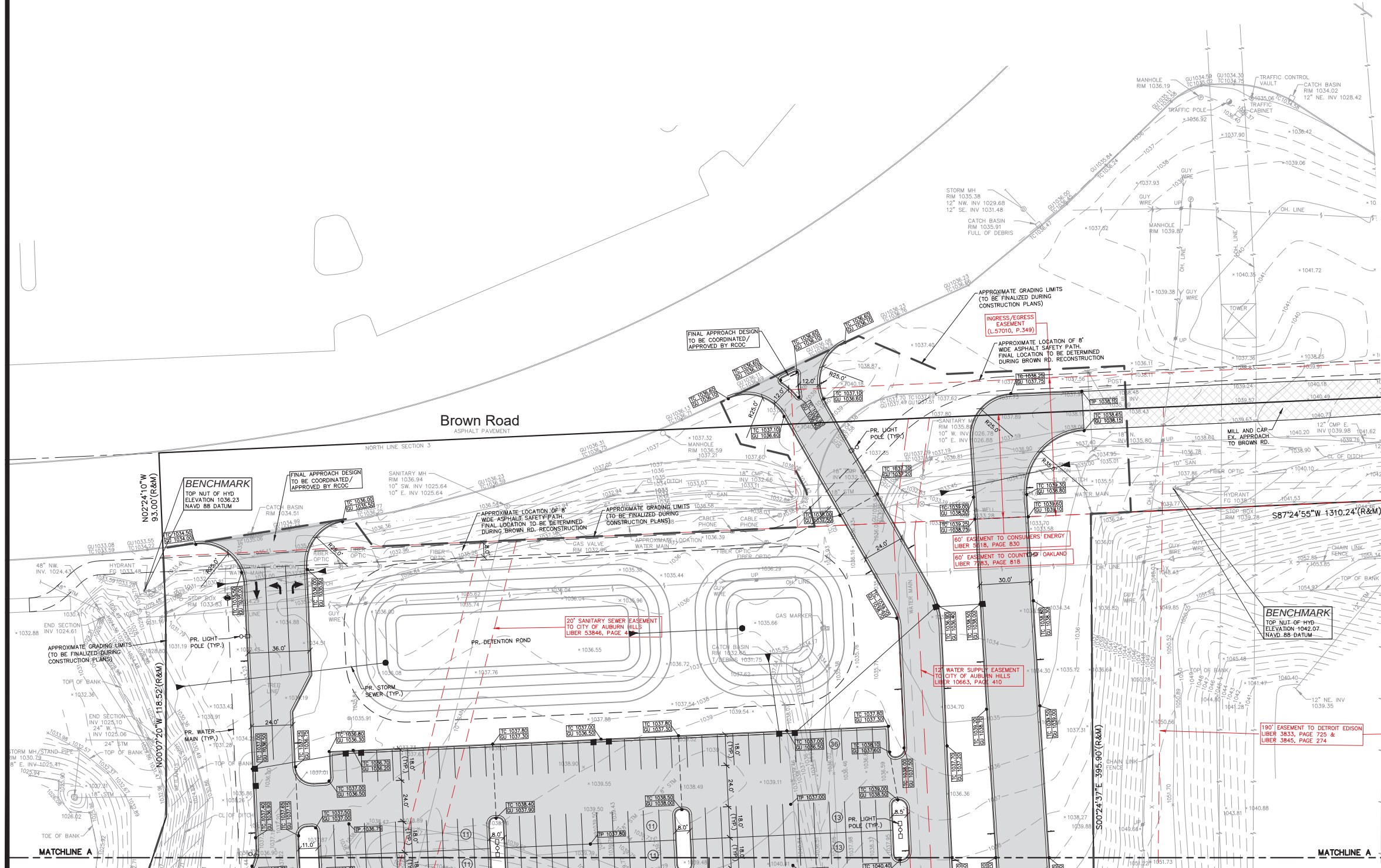
DESIGNED BY:
A. Eizember

APPROVED BY:
P. Williams

DATE:
March 28, 2023

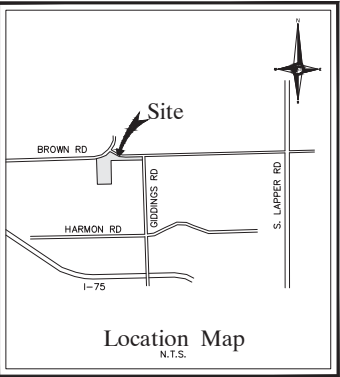
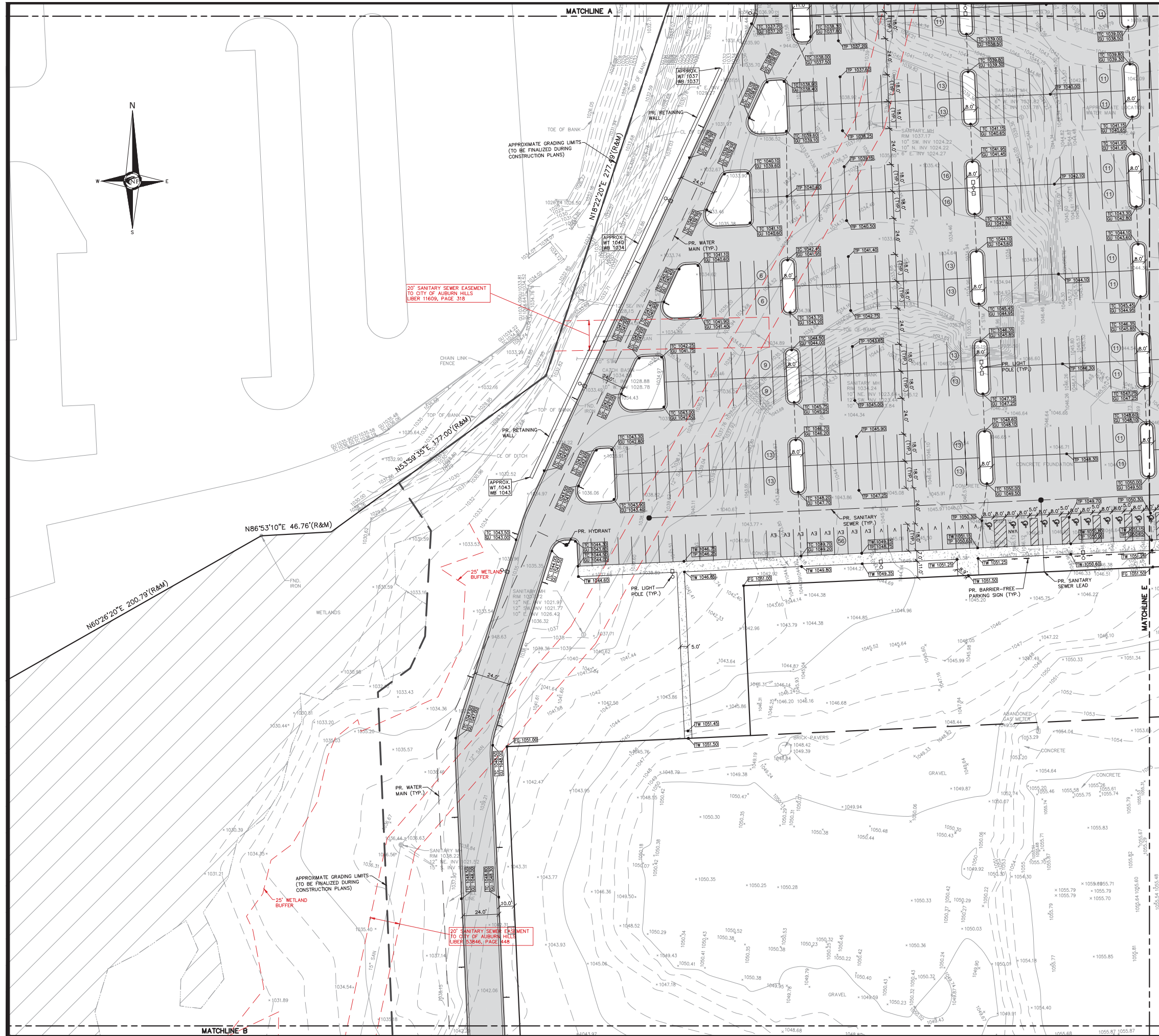
SCALE: 1" = 30'

NFE JOB NO. SHEET NO.
M507 SP-4a



PAVING LEGEND	
	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

LEGEND	
	MANHOLE
	HYDRANT
	MANHOLE CATCH BASIN
	UTILITY POLE
	C.O. HYDRANT
	INLET
	MANHOLE
	GATE VALVE
	C.B. CATCH BASIN
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN
	PR. SANITARY SEWER
	PR. WATER MAIN
	PR. STORM SEWER
	PR. R. Y. CATCH BASIN
	PROPOSED LIGHT POLE
	PR. TOP OF CURB ELEVATION
	PR. GUTTER ELEVATION
	PR. TOP OF WALK ELEVATION
	PR. TOP OF P.W.M. ELEVATION
	FINISH GRADE ELEVATION
	EXISTING SANITARY SEWER
	SAN. CLEAN OUT
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	EX. R. Y. CATCH BASIN
	EXISTING BURIED CABLES
	OVERHEAD LINES
	LIGHT POLE
	SIGN
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	PR. SANITARY SEWER
	PR. WATER MAIN
	PR. STORM SEWER
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	PROPOSED LIGHT POLE
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	FINISH GRADE ELEVATION



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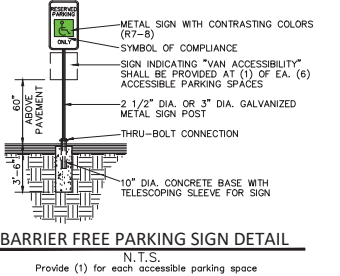
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PAVING LEGEND	
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LEGEND	
	MANHOLE
	HYDRANT
	MANHOLE CATCH BASIN
	UTILITY POLE
	C.O. MANHOLE
	HYDRANT
	INLET
	GATE VALVE
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	EXISTING SANITARY SEWER
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	PR. TOP OF WALK ELEVATION
	PR. TOP OF P.W.M. ELEVATION
	FINISH GRADE ELEVATION

811
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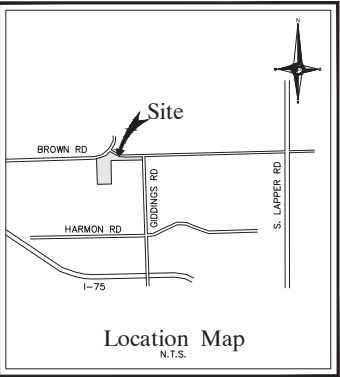
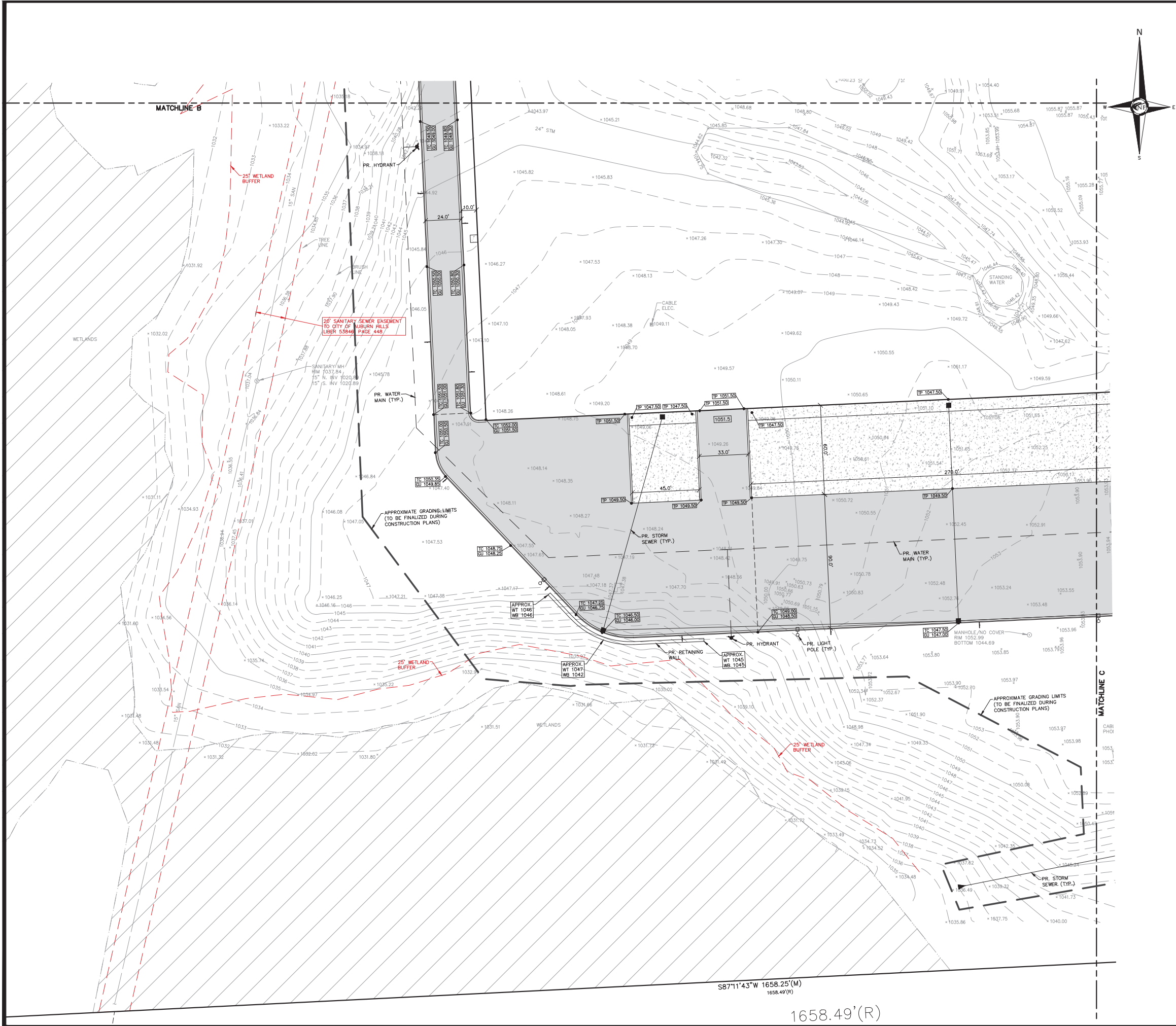
DATE ISSUED/REVISED
00-00-00 REVISED PER

DRAWN BY:
A. Eizember
DESIGNED BY:
A. Eizember
APPROVED BY:
P. Williams

DATE:
March 28, 2023

SCALE: 1" = 30'

NFE JOB NO. SHEET NO.
M507 SP-4b



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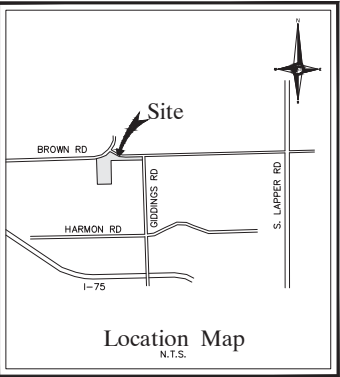
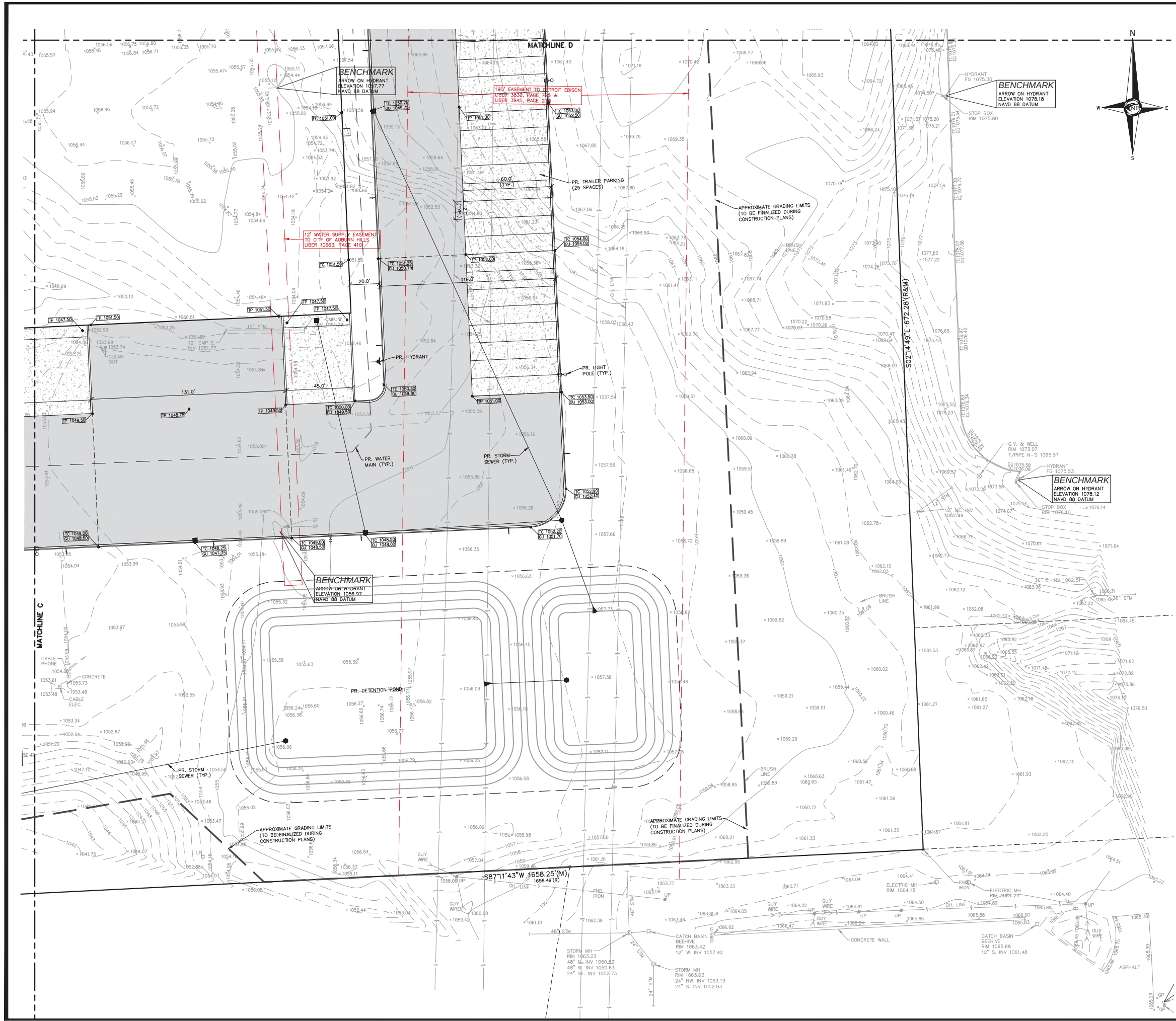
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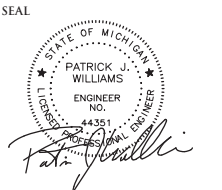
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PAVING LEGEND	
	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

LEGEND	
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	MANHOLE CATCH BASIN
	UTILITY POLE
	C.O. HYDRANT
	INLET
	MANHOLE
	GATE VALVE
	C.B. MANHOLE
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN
	PR. SANITARY SEWER
	PR. WATER MAIN
	PR. STORM SEWER
	PR. R. Y. CATCH BASIN
	PROPOSED LIGHT POLE
	PR. TOP OF CURB ELEVATION
	PR. GUTTER ELEVATION
	PR. TOP OF WALK ELEVATION
	PR. TOP OF P.W.M. ELEVATION
	FINISH GRADE ELEVATION



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NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NOWAKFRAUS.COM



PROJECT
1700 Brown Rd.
Auburn Hills, MI

CLIENT
General Development
Company
Two Towne Square
Suite 850
Southfield, MI 48076

Contact: Bruce Brickman
Ph: (248) 357-3777

PROJECT LOCATION
Part of the Northwest 1/4
of Section 3
T. 3 North, R. 10 East
City of Auburn Hills,
Oakland County, Michigan

SHEET
Engineering Site Plan



DATE ISSUED/REVISED
00-00-00 REVISED PER

DRAWN BY:
A. Eizember
DESIGNED BY:
A. Eizember
APPROVED BY:
P. Williams

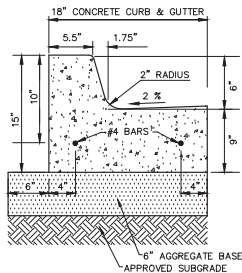
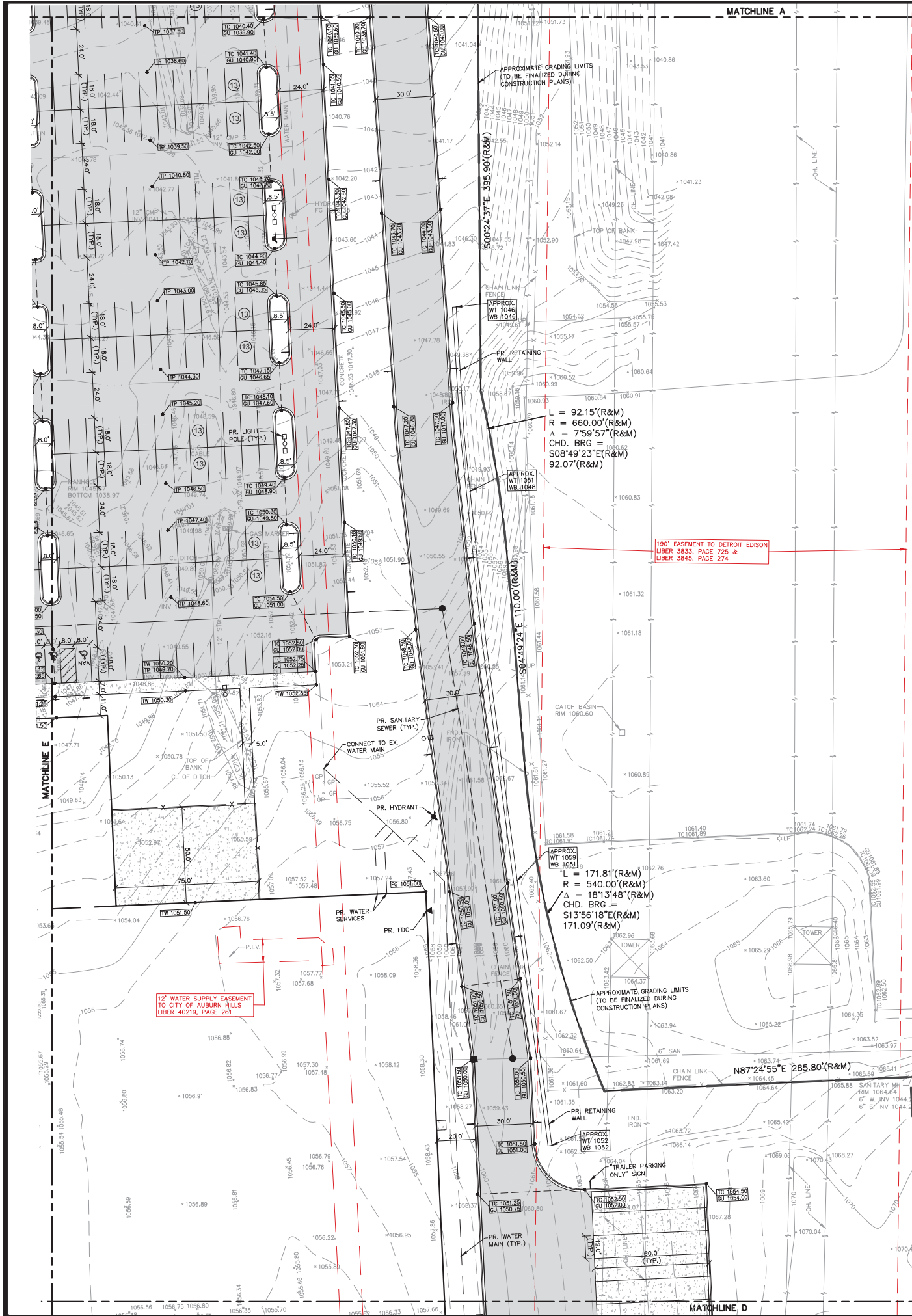
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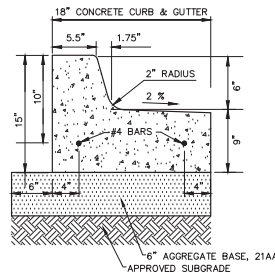
NFE JOB NO. SHEET NO.
M507 SP-4d

PAVING LEGEND	
	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

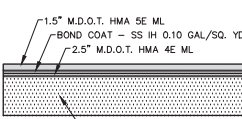
LEGEND	
MANHOLE	EXISTING SANITARY SEWER
HYDRANT	SAN. CLEAN OUT
MANHOLE	EXISTING WATERMAIN
MANHOLE	EXISTING STORM SEWER
UTILITY POLE	EX. R. Y. CATCH BASIN
GUY POLE	EXISTING BURIED CABLES
GUY WIRE	OVERHEAD LINES
SIGN	LIGHT POLE
EXISTING GAS MAIN	PR. SANITARY SEWER
PR. SANITARY SEWER	PR. WATER MAIN
PR. WATER MAIN	PR. STORM SEWER
PR. STORM SEWER	PR. R. Y. CATCH BASIN
PROPOSED LIGHT POLE	PR. TOP OF CURB ELEVATION
PR. TOP OF CURB ELEVATION	PR. GUTTER ELEVATION
PR. GUTTER ELEVATION	PR. TOP OF WALK ELEVATION
PR. TOP OF WALK ELEVATION	PR. TOP OF PWMT. ELEVATION
PR. TOP OF PWMT. ELEVATION	FINISH GRADE ELEVATION



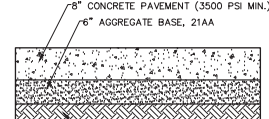
CONCRETE CURB DETAIL 'A'
N.T.S.



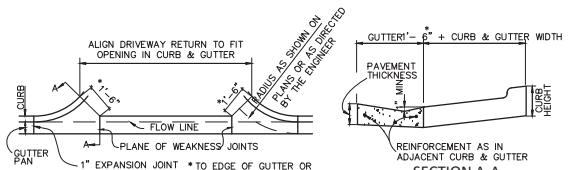
CONCRETE CURB DETAIL 'B'
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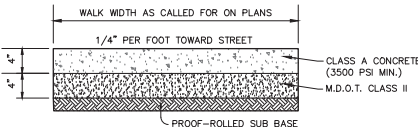
ASPHALT PAVEMENT SECTION
(DRIVE AND PARKING)



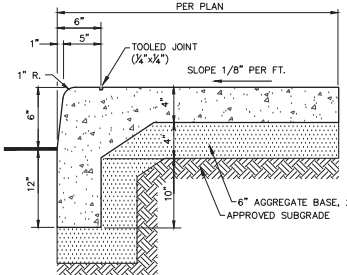
CONCRETE PAVEMENT SECTION
N.T.S.



MDOT DRIVEWAY OPENING DETAIL 'M'
N.T.S.



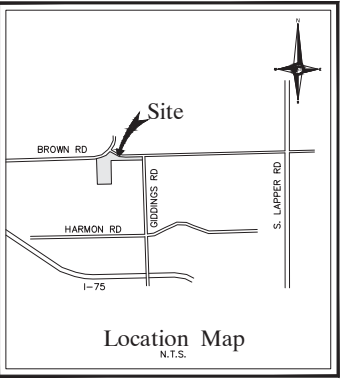
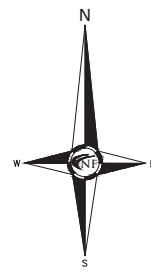
CONCRETE SIDEWALK SECTION
N.T.S.



6\"/>

PAVING LEGEND	
	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

LEGEND	
	MANHOLE
	HYDRANT
	MANHOLE CATCH BASIN
	UTILITY POLE
	GUY POLE
	LIGHT POLE
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GENERAL PAVING NOTES

PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:

CONCRETE: PORTLAND CEMENT TYPE IA (AIR-ENTRAINED) WITH A MINIMUM CEMENT CONTENT OF SIX SACKS PER CUBIC YARD, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND A SLUMP OF 1 1/2 TO 3 INCHES.

ASPHALT: BASE COURSE - MOD BITUMINOUS MIXTURE HMA 4E ML; SURFACE COURSE - MOD BITUMINOUS MIXTURE HMA 5E ML; BOND COAT - MOD SS-1H EMULSION AT 0.10 GALLON PER SQUARE YARD

PAVEMENT BASE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB-BASE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER TO DETERMINE STABILITY.

ALL CONCRETE PAVEMENT, DRIVEWAYS, CURB & GUTTER, ETC., SHALL BE SPRAY CURED WITH WHITE MEMBRANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION.

ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION. FEDERAL SPECIFICATION SS-5164.

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.

ALL TOP OF CURB ELEVATIONS, AS SHOWN ON THE PLANS, ARE CALCULATED FOR A 6\"/>

ALL SIDEWALK RAMP, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS INDICATED ON THE PLANS.

CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING STATE OR COUNTY ROADWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE AGENCY HAVING JURISDICTION OVER SAID ROADWAY.

FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LICENSES ARRANGE FOR ALL INSPECTION.

EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.

EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION RADII.

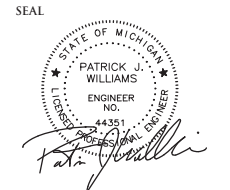
SIDEWALK RAMP, CONFORMING TO PUBLIC ACT NO. 8, 1973, SHALL BE INSTALLED AS SHOWN AT ALL STREET INTERSECTIONS AND AT ALL BARRIER FREE PARKING AREAS AS INDICATED ON THE PLANS.

ALL PAVEMENT AREAS SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND PAVING MATERIALS.

FILL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 9 INCHES THICK TO 98% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.



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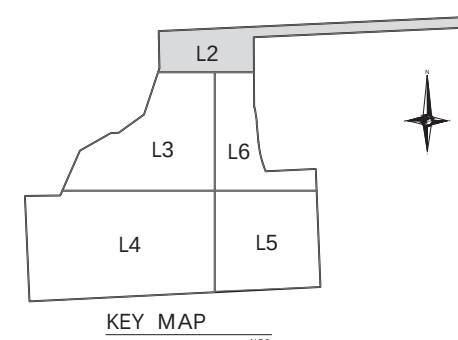
DATE ISSUED/REVISED
00-00-00 REVISED PER

DRAWN BY:
A. Eizember
DESIGNED BY:
A. Eizember
APPROVED BY:
P. Williams

DATE:
March 28, 2023

SCALE: 1" = 30'

NFE JOB NO. SHEET NO.
M507 SP-4e



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Oakland County, Michigan

SHEET

Enlarged Tree
Preservation Plan



Know what's **below**
Call before you dig.

REVISIONS

[illegible]

DRAWN BY:

G. Ostrowski

DESIGNED BY:

DESIGNED BY:
G. Ostrowski

APPROVED BY:

G. Ostrowski

DATE: _____

03-16-2023

SCALE: 1" = 3'

SCALE: 1 = 30

30 15 0

NFE JOB NO.

M507

SHEET NO. 53

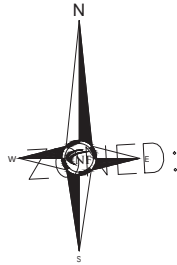
L2

[illegible]

MATCHLINE
SEE SHEET L2

CITY TREE PROTECTION NOTES

1. IDENTIFY ON SITE ALL TREES OR AREAS WHICH ARE BEING PROPOSED TO BE PRESERVED WITH FLUORESCENT ORANGE SPRAY PAINT (CHALK BASE) OR BY RED FLAGGING TAPE.
2. ERECT BARRIERS OF FOUR (4) FEET HIGH FENCING STAKED WITH METAL T-POSTS' FIVE (5) FEET ON CENTER OR ALL SUCH TREES OR GROUPS OF TREES PROPOSED TO REMAIN.
3. PROTECTIVE BARRIERS ARE TO BE ERECTED PRIOR TO CLEARING OR GRUBBING ON THE SITE, AND BARRIERS ARE TO REMAIN IN TACT UNTIL APPROVED BY THE CITY TO BE REMOVED, OR WHEN A CERTIFICATE OF OCCUPANCY IS ISSUED.
4. KEEP CLEAR ALL DEBRIS OR FILL, EQUIPMENT, AND MATERIAL FROM WITHIN THE REQUIRED PROTECTIVE BARRIER.
5. DURING CONSTRUCTION, THE OWNER, DEVELOPER, OR AGENT SHALL NOT CAUSE OR PERMIT ANY ACTIVITY WITHIN THE DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES INCLUDING, BUT NOT LIMITED TO, THE STORAGE OF EQUIPMENT, DUMPSTERS, DIRT, AND EXCAVATED MATERIAL, BUILDING WASTE OR MATERIAL, OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE.
6. NO DAMAGING ATTACHMENT, WIRES (OTHER THAN CABLES FOR TREES), SIGNS, OR PERMITS MAY BE FASTENED TO ANY TREE PROTECTED BY THIS ORDINANCE.



20' SANITARY SEWER EASEMENT TO CITY OF AUBURN HILLS
LIBER 11609, PAGE 318

20' SANITARY SEWER EASEMENT TO CITY OF AUBURN HILLS
LIBER 11609, PAGE 318

TREE PROTECTION FENCING TO BE PLACED MIN 1' OUTSIDE THE LIMITS OF GRADING LINE OR TREE DRIPLINE SHOWN PER PLAN AND COORDINATED W/ PROPOSED GRADING ACCORDING TO CIVIL DWGS

EXISTING TREES TO BE REMOVED, TYPICAL

N86°53'10"E 46.76'(R&M)

N60°26'20"E 200.79'(R&M)

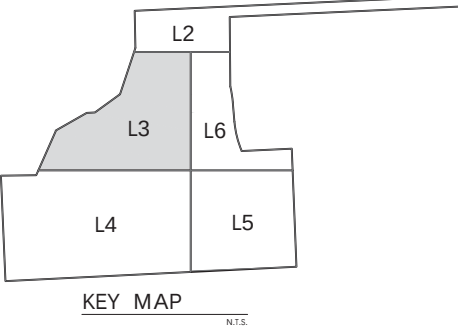
20' SANITARY SEWER EASEMENT TO CITY OF AUBURN HILLS
LIBER 153846, PAGE 148

MATCHLINE
SEE SHEET L4

MATCHLINE-B

MATCHLINE A

MATCHLINE
SEE SHEET L2



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LAND PLANNERS

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PROJECT LOCATION
Part of the Northwest ¼
of Section 3
T. 3 North, R. 10 East
City of Auburn Hills,
Oakland County, Michigan

SHEET
Enlarged Tree
Preservation Plan



REVISIONS

DRAWN BY:
G. Ostrowski
DESIGNED BY:
G. Ostrowski
APPROVED BY:
G. Ostrowski

DATE:
03-16-2023

SCALE: 1" = 30'

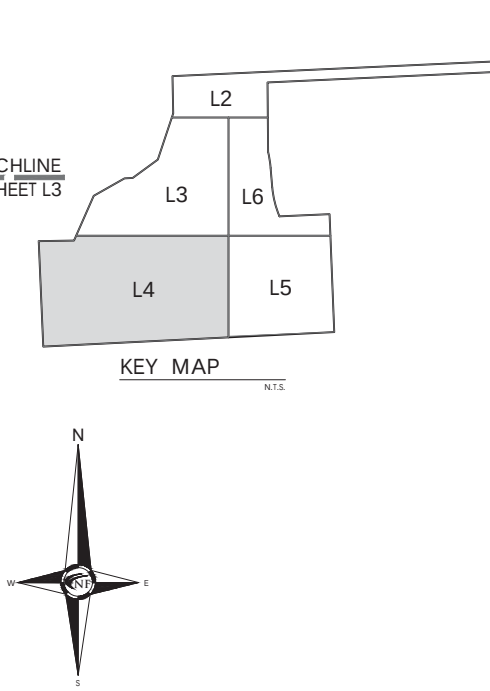
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NFE JOB NO.
M507

SHEET NO.
L3

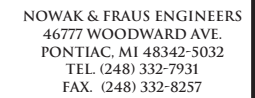
PR. ONE-STORY
OFFICE
30,000 S.F.

PR. SHOP/WAREHOUSE
250,000 S.F.



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Enlarged Tree
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REVISIONS

DRAWN BY:
G. Ostrowski

DESIGNED BY:
G. Ostrowski

APPROVED BY:
G. Ostrowski

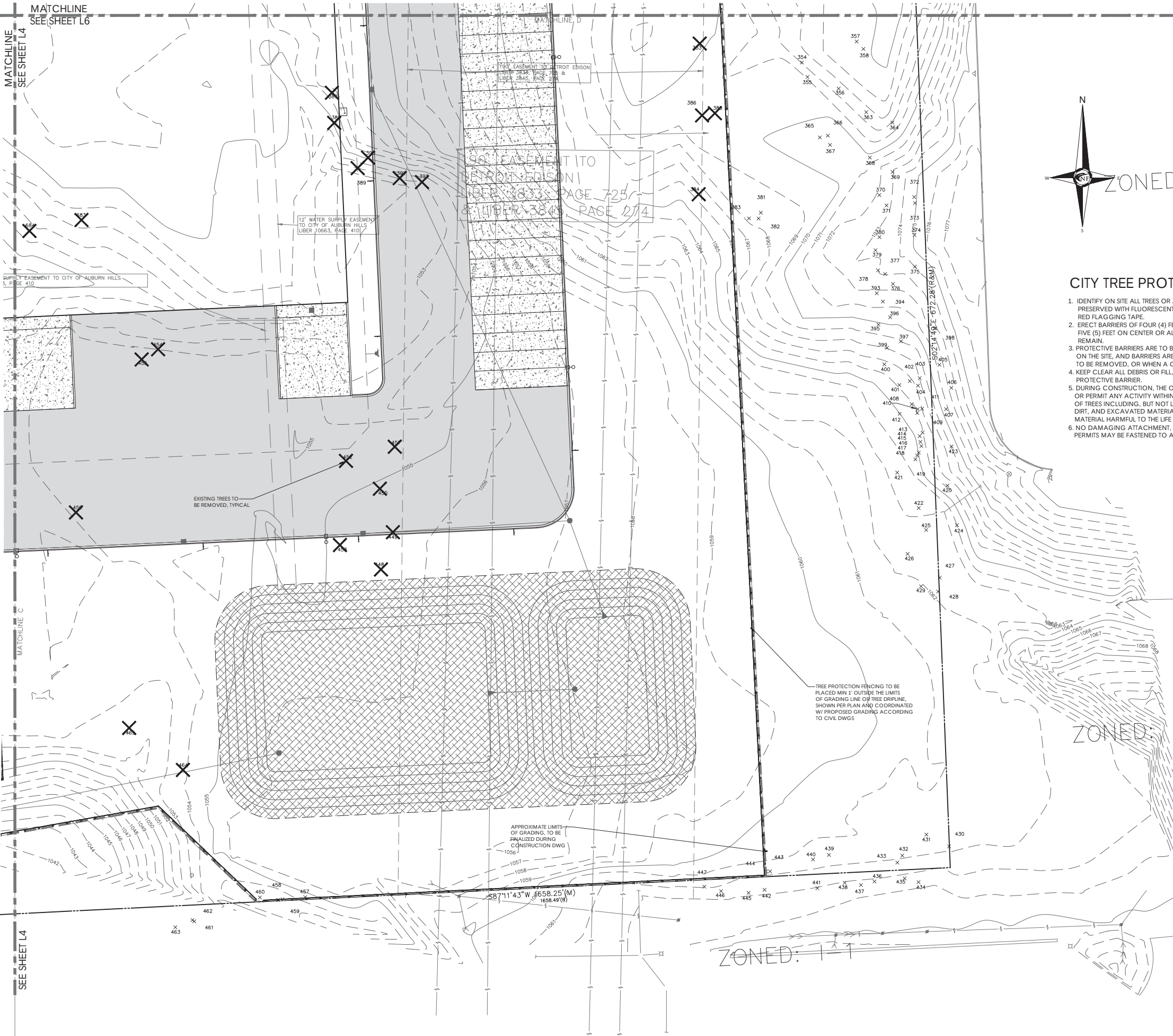
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03-16-2023

SCALE: 1" = 30'

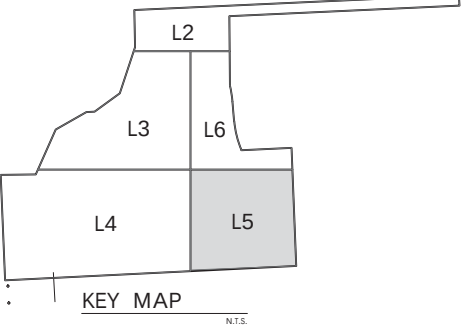


NFE JOB NO. SHEET NO.

M507 **L4**



MATCHLINE
SEE SHEET L6



CITY TREE PROTECTION NOTES

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SHEET
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Preservation Plan



REVISIONS

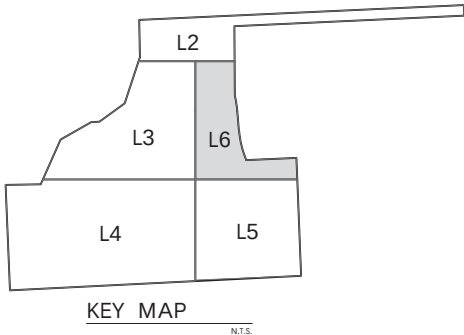
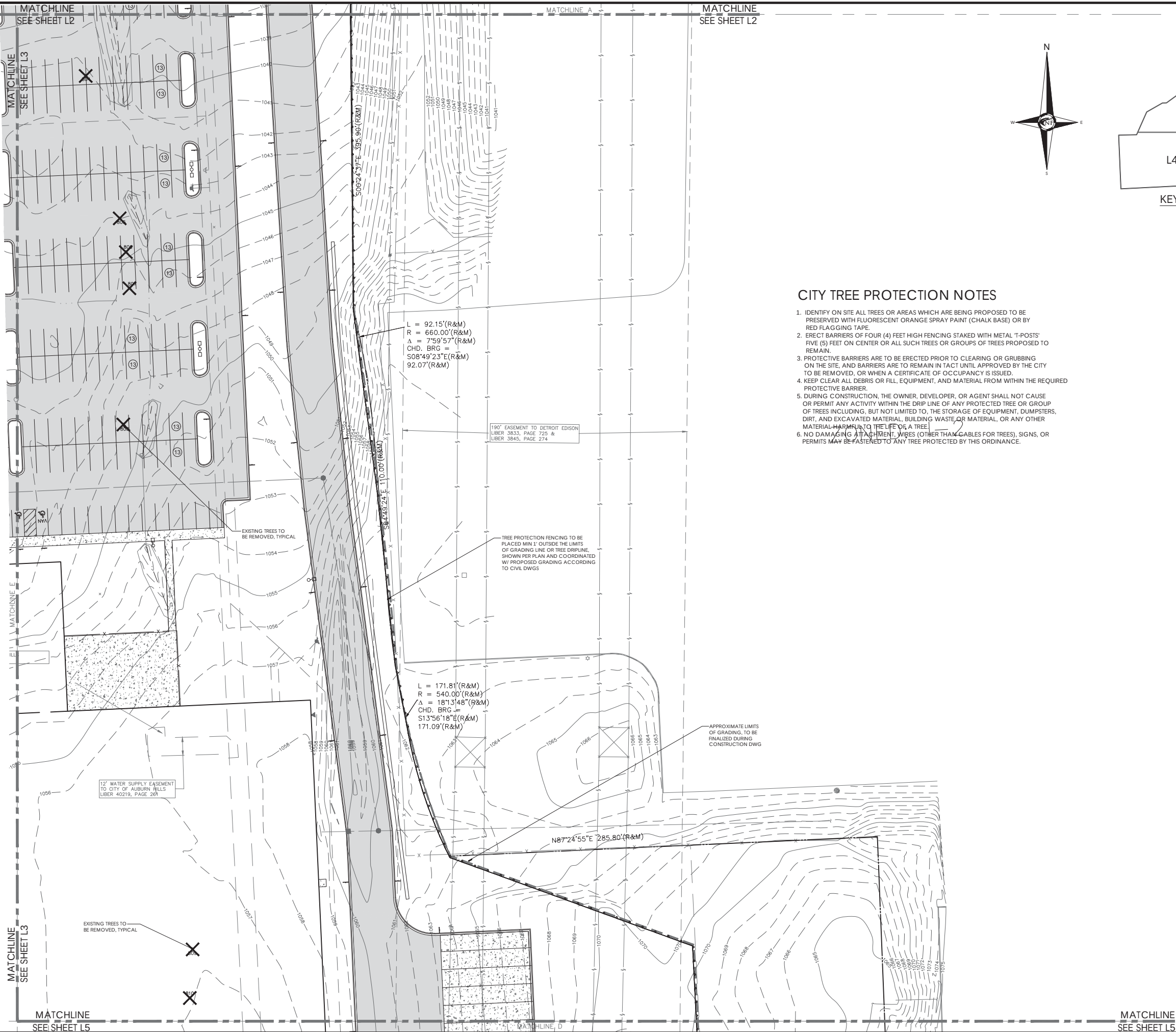
DRAWN BY:
G. Ostrowski
DESIGNED BY:
G. Ostrowski
APPROVED BY:
G. Ostrowski

DATE:
03-16-2023

SCALE: 1" = 30'

NFE JOB NO.
M507

SHEET NO.
L5



CITY TREE PROTECTION NOTES

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REVISIONS

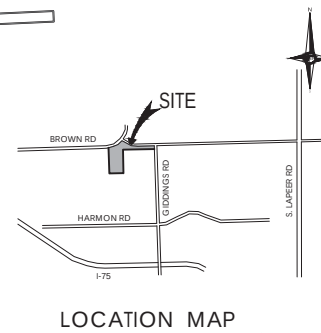
DRAWN BY:
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G. Ostrowski
APPROVED BY:
G. Ostrowski

DATE:
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SCALE: 1" = 30'

NFE JOB NO.
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SHEET

Overall Landscape Plan



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REVISIONS

DRAWN BY:

G. Ostrowski

DESIGNED BY:

DESIGNED BY:
G. Ostrowski

APPROVED BY:

APPROVED BY:
G. Ostrowski

G. Ostrows
DATE:

DATE:
03.16.2023

03-16-2023

SCALE: 1" =

FILE JOB NO.

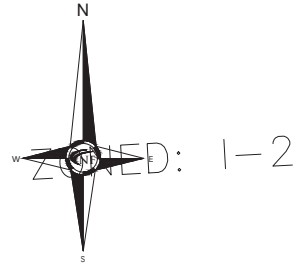
NFE JOB NO.
34405

M507

SHEET NO.

L7

MATCHLINE
SEE SHEET L8



CITY LANDSCAPE NOTES

ALL INSTALLED TREES SHALL HAVE A STRAIGHT TRUNK

ALL INSTALLED TREES ARE TO BE NORTHERN GROWN

ALL INSTALLED TREES ARE TO BE STATE DEPARTMENT OF AGRICULTURE GRADE NO 1 OR BETTER

ALL INSTALLED TREES ARE CONSIDERED PROTECTED REGARDLESS OF SIZE

ALL TREES SHALL BE GUARANTEED FOR A MINIMUM OF TWO (2) YEARS.

ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN UNDERGROUND SPRINKLER SYSTEM

20' SANITARY SEWER EASEMENT TO CITY OF AUBURN HILLS
LIBER 11609, PAGE 318

20' SANITARY SEWER EASEMENT TO CITY OF AUBURN HILLS
LIBER 11609, PAGE 318

PROPOSED RETAINING WALL-
SEE CIVIL DWGS FOR HEIGHTS

ALL LAWN AREAS WITHIN THE
LIMITS OF SITE SHALL BE SEED
ON MIN 3" TOPSOIL

N86°53'10"E 46.76'(R&M)

N60°26'20"E 200.79'(R&M)

MATCHLINE A

ALL LAWN AREAS WITHIN THE
LIMITS OF SITE SHALL BE SEED
ON MIN 3" TOPSOIL

3-TD

1-GT

1-GD

1-LT

2-LT

1-GT

1-GD

2-LT

1-GT

2-LT

1-LT

2-LT

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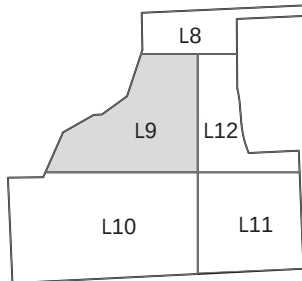
1-GD

1-GD

1-GD

1-GD

MATCHLINE
SEE SHEET L8



KEY MAP

N.T.S.



NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

SEAL



PROJECT
1700 Brown Rd.
Auburn Hills, MI

CLIENT
General Development
Company
Two Towne Square
Suite 850
Southfield, MI 48076

Contact: Bruce Brickman
Ph: (248) 357-3777

PROJECT LOCATION
Part of the Northwest ¼
of Section 3
T. 3 North, R. 10 East
City of Auburn Hills,
Oakland County, Michigan

SHEET
Enlarged Landscape Plan



REVISIONS

DRAWN BY:

G. Ostrowski

DESIGNED BY:

G. Ostrowski

APPROVED BY:

G. Ostrowski

DATE:

03-16-2023

SCALE: 1" = 30'

30 15 0 15 30 45

NFE JOB NO.

M507

SHEET NO.

L9

NOTE:

PERMANENT STRUCTURES OF ANY TYPE, INCLUDING BUT NOT LIMITED TO, TREES, LIGHT POLES, DRAINAGE STRUCTURES, SANITARY STRUCTURES, BENCHES, TRASH RECEPTACLES, ETC., WILL NOT BE ALLOWED WITHIN THE INFLUENCE OF THE PUBLIC WATER MAIN OR SANITARY SEWER EASEMENTS.

IRRIGATION NOTE:

ALL LANDSCAPE AREAS, INCLUDING THOSE WITHIN THE R.O.W. SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE SYSTEM SHALL OPERATE IN COMPLIANCE WITH LOCAL STANDARDS AND SEASONAL RESTRICTIONS. SEPARATE ZONES SHALL BE PROVIDED FOR LAWN AREAS AND PLANTING BEDS. IRRIGATION SHALL BE DESIGNED IN THE THE MOST EFFICIENT MANNER NECESSARY TO FULLY IRRIGATE ALL PLANTING AREAS.

NOTE:

SEE SHEET L15 FOR MASTER TREE LIST AND PLANTING NOTES AND DETAILS

GROUND COVER KEY

- 1 TYPICAL SEED LAWN AREAS, SOWN ON 3" TOPSOIL
- 2 4" DIA SPADE CUT EDGE W/ 3" SHREDDED BARK MULCH
- 3 3" DEPTH DOUBLE SHREDDED HARDWOOD BARK MULCH
- 4 SEDGE BANK SEED MIX, SOWN AT A RATE OF 40 LBS/AC

PROPOSED
BUILDING
280,000 S.F.

MATCHLINE
SEE SHEET L10

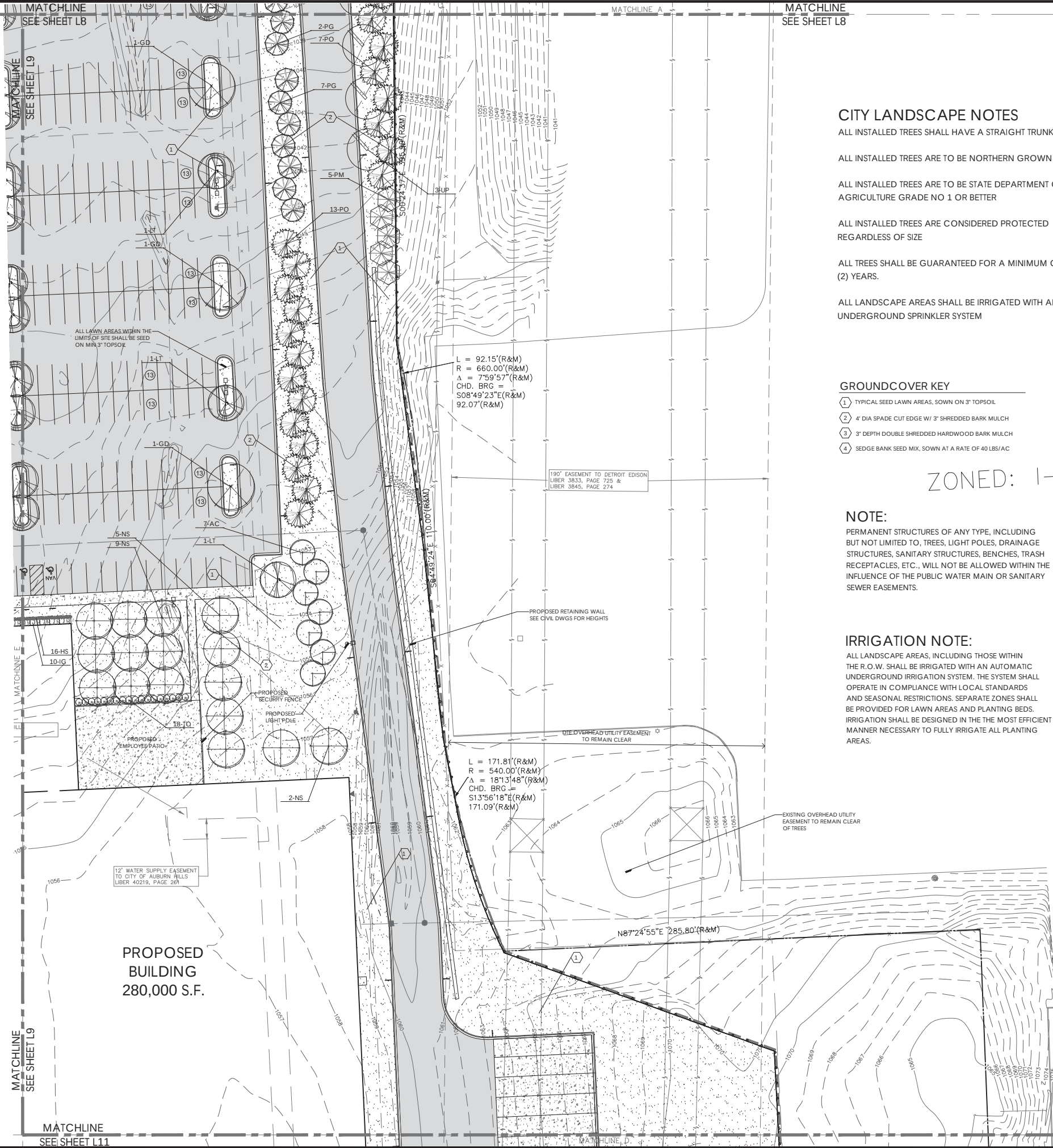
MATCHLINE B

MATCHLINE
SEE SHEET L10

MATCHLINE
SEE SHEET L12

MATCHLINE
SEE SHEET L12





CITY LANDSCAPE NOTES

ALL INSTALLED TREES SHALL HAVE A STRAIGHT TRUNK

ALL INSTALLED TREES ARE TO BE NORTHERN GROWN

ALL INSTALLED TREES ARE TO BE STATE DEPARTMENT OF AGRICULTURE GRADE NO 1 OR BETTER

ALL INSTALLED TREES ARE CONSIDERED PROTECTED REGARDLESS OF SIZE

ALL TREES SHALL BE GUARANTEED FOR A MINIMUM OF TWO (2) YEARS.

ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN UNDERGROUND SPRINKLER SYSTEM

GROUND COVER KEY

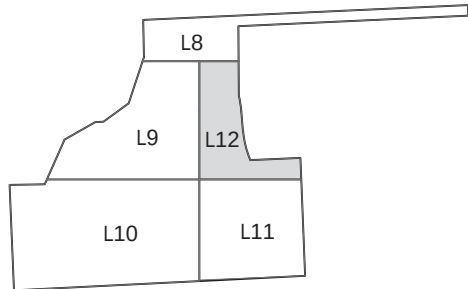
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KEY MAP

N.T.S.

ZONED: 1-2

NOTE:

SEE SHEET L15 FOR MASTER TREE LIST AND PLANTING NOTES AND DETAILS



CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
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SEAL



PROJECT
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PROJECT LOCATION
Part of the Northwest ¼
of Section 3
T. 3 North, R. 10 East
City of Auburn Hills,
Oakland County, Michigan

SHEET
Enlarged Landscape Plan



Know what's below
Call before you dig.

REVISIONS

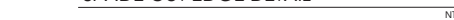
DRAWN BY:
G. Ostrowski
DESIGNED BY:
G. Ostrowski
APPROVED BY:
G. Ostrowski

DATE:
03-16-2023

SCALE: 1" = 30'

NFE JOB NO.
M507

SHEET NO.
L12



PLANTING NOTES:

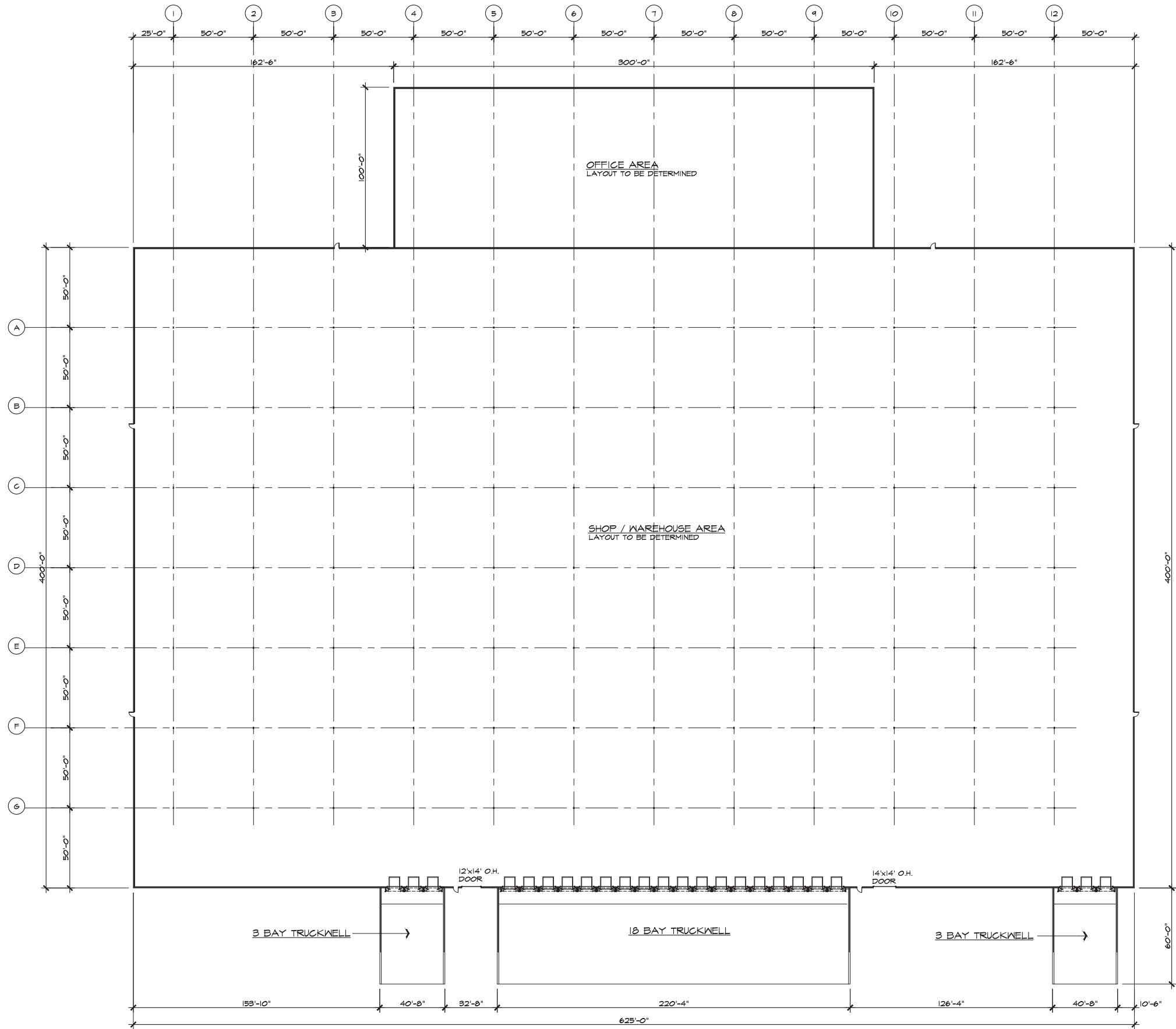
1. SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING SURVEY INFORMATION INCLUDING THE UTILITY SYSTEMS BEFORE ANY DEMOLITION OR CONSTRUCTION WORK OCCURS. ANY DISCREPANCIES WITH THE SURVEY INFORMATION SHALL BE REPORTED TO THE ARCHITECT AND OWNER'S REPRESENTATIVE IMMEDIATELY.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL EXISTING UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
3. ALL EXISTING IMPROVEMENTS, MATERIALS AND PLANT MATERIAL TO REMAIN WITHIN THE NEW CONSTRUCTION AREA SHALL BE PROPERLY AND ADEQUATELY PROTECTED FROM DAMAGE DURING THE CONSTRUCTION PROCESS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE TO THE ORIGINAL CONDITION ANY OF THESE EXISTING ITEMS THAT ARE DAMAGED OR DISTURBED IN ANY WAY.
4. ALL MATERIALS TO BE REUSED OR SALVAGED SHALL BE STORED IN AN AREA DESIGNATED BY THE CITY ENGINEER FOR THAT PURPOSE. ALL SALVAGED MATERIALS SHALL REMAIN THE PROPERTY OF THE CITY ENGINEER.
5. STREETS, SIDEWALKS AND ADJACENT PROPERTIES SHALL BE PROTECTED THROUGHOUT THE WORK AS REQUIRED BY LOCAL CODES AND REGULATIONS AND APPROVED BY THE OWNER.
6. ALL MATERIAL SPECIFIED TO BE REMOVED SHALL BE DISPOSED OF OFF-SITE PER LOCAL CODES AND REGULATIONS. THE CONTRACTOR SHALL COORDINATE METHOD OF DISPOSAL WITH CITY ENGINEER PRIOR TO COMMENCEMENT OF WORK.
7. MATERIALS TO BE REUSED OR SALVAGED SHALL BE STORED IN AN AREA DESIGNATED BY THE OWNER'S REPRESENTATIVE FOR THAT PURPOSE. ALL SALVAGED MATERIALS SHALL REMAIN THE PROPERTY OF THE OWNER.
8. DURING DEMOLITION OPERATIONS EVERY EFFORT SHALL BE MADE TO CONTROL DUST, PER CITY REQUIREMENTS.
9. TREES AND SHRUBS TO BE REMOVED WITHIN THE LIMITS OF WORK SHALL BE CLEARLY IDENTIFIED WITH BRIGHTLY COLORED RIBBON.
10. GRUBBING SHALL INCLUDE ALL WEEDS, SHRUBS, STUMPS AND ROOT SYSTEMS OF REMOVED PLANT MATERIAL, IRREGULAR PIPING AND ANY OTHER IRRIGATION MATERIALS WITHIN THE LIMITS OF DEMOLITION. GRUBBING SHALL BE TO THE DEPTHS BELOW PROPOSED IMPROVEMENTS INDICATED AS FOLLOWS: CONCRETE PAVING AND ASPHALT PAVING TOTAL DEPTH OF REMOVAL AND GRUBBING SHALL BE ASPHALT PAVING TOTAL DEPTH OF PAVING AND SUB-BASE; LAWN AND OTHER PLANTINGS AREAS-REMOVE DEPTH REQUIRED OF STUMPS AND ROOTS ABOUT TWO (2) INCHES IN DIAMETER AND TURF.
11. PROTECT EXISTING TREES TO REMAIN PER TYPICAL TREE PROTECTION DETAIL.
12. STOCKPILED TOPSOIL SHALL BE STORED ON SITE AND REMAIN PROTECTED FROM CONTAMINATION PRIOR TO REDISTRIBUTION.
13. SAWCUT AND REMOVE EXISTING ASPHALT AS REQUIRED TO INSTALL NEW SITE IMPROVEMENTS AND ADJUST GRADINGS WITHIN CITY STREETS. ALL WORK WITHIN CITY RIGHT-OF-WAY SHALL MEET CITY STANDARDS AND SPECIFICATIONS.
14. ARRANGE FOR APPLICABLE UTILITY COMPANY TO RELOCATE EXISTING CABLES, WIRES, PHONE LINES, ETC. ALONG WITH EDISON POWER LINES AS REQUIRED.
15. CONTRACTOR SHALL SECURE AND PAY FOR ALL APPLICABLE PERMITS AND FEES NECESSARY FOR THE COMPLETE CONSTRUCTION OF THE PROJECT.

1. THE CONTRACTOR SHALL VERIFY ALL RIGHTS OF WAY, EASEMENTS, PROPERTY LINES AND LIMITS OF WORK, ETC. PRIOR TO COMMENCING WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL PERTINENT UTILITY COMPANIES 72 HOURS IN ADVANCE OF ANY DIGGING TO MAKE HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES.
3. THE CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
4. ANY DISCREPANCIES BETWEEN DIMENSIONED LAYOUT AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT. FAILURE TO MAKE SUCH DISCREPANCIES KNOWN WILL RESULT IN CONTRACTORS RESPONSIBILITY AND LIABILITY FOR ANY CHANGES AND ASSOCIATED COST.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH CONSTRUCTION INSTALLATION OPERATIONS.
6. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN POSITIVE SURFACE DRAINAGE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, AND/OR OWNER'S REPRESENTATIVE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EXISTING MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION.
8. SEE SPECIFICATIONS, PLANT LIST AND PLANTING DETAILS FOR PLANTING REQUIREMENTS, MATERIALS AND EXECUTION.
9. ALL TREES TO HAVE CLAY LOAM OR CLAY BALLS - TREES WITH SAND BALLS SHALL NOT BE ACCEPTED.
10. ALL TREES TO BE APPROVED BY OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO THE SITE. ANY TREES DELIVERED TO THE SITE NOT PREVIOUSLY APPROVED MAY BE REJECTED AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
11. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
12. THE CONTRACTOR TO VERIFY PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION OF PLANT MATERIAL.
13. THE CONTRACTOR SHALL PLACE 3" DEPTH OF SHREDDED BARK MULCH IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED.

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING SURVEY INFORMATION INCLUDING THE UTILITY SYSTEMS BEFORE ANY DEMOLITION OR CONSTRUCTION WORK OCCURS. ANY DISCREPANCIES WITH THE SURVEY INFORMATION SHALL BE REPORTED TO THE ARCHITECT AND OWNER'S REPRESENTATIVE IMMEDIATELY.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
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4. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUB CONTRACTORS AS REQUIRED TO ACCOMPLISH OPERATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY EXISTING MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION.
6. SEE SPECIFICATIONS FOR CONSTRUCTION REQUIREMENTS, MATERIALS, AND EXECUTION.
7. ALL PROPERTY LINES AND LOT LINES SHALL BE VERIFIED PRIOR TO COMMENCING WORK.
8. CONTRACTOR SHALL SUBMIT ALL SAMPLES PER SPECIFICATIONS. ALL SAMPLES SHALL BE APPROVED BY THE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
9. DIMENSIONAL FLEXIBILITY SHALL BE WITHIN PLANT BEDS ONLY.
10. CONTRACTOR SHALL COORDINATE ALL SITE LAYOUT WITH THE LANDSCAPE ARCHITECT AND REPORT ANY DIMENSIONAL DISCREPANCIES PRIOR TO CONSTRUCTION.
11. HANDICAPPED RAMPS SHALL MEET ALL CURRENT BARRIER FREE DESIGN CODES

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4. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH OPERATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY EXISTING MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION.
6. NO CHANGE IN CONTRACT PRICE WILL BE ALLOWED FOR ACTUAL OR CLAIMED BETWEEN EXISTING GRADE AND THOSE SHOWN ON PLANS AFTER CONTRACTOR HAS ACCEPTED EXISTING GRADES AND MOVED ON TO THE SITE.
7. ALL PROPOSED GRADES ARE TO MEET AND BLEND IN WITH THE EXISTING GRADES AT PROJECT LIMIT. PROFILE ELEVATIONS INDICATED ON THE PLANS TO BE VERIFIED IN FIELD TO AS-BUILT CONDITION.
8. ALL GRADING AND PLACEMENT OF DRAINAGE STRUCTURES TO BE SUPERVISED BY THE FIELD BY THE OWNER'S REPRESENTATIVE.
9. INSTALL 4" DEPTH TOPSOIL OVER ALL DISTURBED LAWN AREAS.
10. SEED ALL PROPOSED OR DISTURBED LAWN AREAS.

KEY	QTY	BOTANICAL/COMMON NAME	SIZE	SPACING	ROOT	COMMENT	GENUS/SPECIES
TREES							
AC	10	<i>Abies concolor</i> White Fir	8' HT	SEE PLAN	B&B	FULL TO GROUND	3%/3%
AA	15	<i>Acer rubrum</i> 'Armstrong' Armstrong Red Maple	3' CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS	8%/4%
AS	12	<i>Acer saccharum</i> 'Sleeper' Armstrong Red Maple	3' CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS	8%/4%
BN	16	<i>Betula nigra</i> River Birch	14' HT	SEE PLAN	B&B	CLUMP FORM	5%/5%
GT	20	<i>Gleditsia inaequalis</i> 'Northern Acclaim' Northern Acclaim Honey Locust	3' CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS	6%/6%
GD	11	<i>Gymnocladus dioica</i> 'Espresso' Espresso Kentucky Coffee Tree	3' CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS	4%/4%
LT	30	<i>Liquidambar tulipifera</i> Tulip Tree	3' CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS	9%/9%
NS	31	<i>Nyssa sylvatica</i> 'Red Rage' Red Rage Tupelo	3' CAL	SEE PLAN	B&B	FULL TO GROUND	9%/9%
PG	19	<i>Picea glauca</i> 'Densata' Black Hills Spruce	8' HT	SEE PLAN	B&B	FULL TO GROUND	15%/6%
PO	30	<i>Picea omorika</i> Serbian Spruce	8' HT	SEE PLAN	B&B	FULLY BRANCHED HEADS	15%/9%
PM	30	<i>Pinus strobus</i> White Pine	8' HT	SEE PLAN	B&B	FULL TO GROUND	9%/9%
PS	25	<i>Pseudotsuga menziesii</i> Douglas Fir	8' HT	SEE PLAN	B&B	FULLY BRANCHED HEADS	7%/7%
TD	28	<i>Taxodium distichum</i> 'Shawnee Brave' Shawnee Brave Bald Cypress	3' CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS	8%/8%
TA	17	<i>Tilia americana</i> 'Continental Appeal' Continental Appeal American Linden	3' CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS	14%/5%
TC	29	<i>Tilia cordata</i> 'Bailey' Shamrock Linden	3' CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS	14%/9%
UP	12	<i>Ulmus p.</i> 'Emerald Sunshine' Emerald Sunshine Hybrid Elm	3' CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS	4%/4%
TOTAL		335					
SHRUBS AND PERENIALS							
HS	154	<i>Hemerocallis</i> 'Stella D'Oro' Stella D'Oro Daylily	2 GAL	SEE PLAN	CONT	WELL-ROOTED	
IG	96	<i>Ilex glabra</i> 'Nordic' Nordic Holly	24-30" HT	SEE PLAN	B&B	MAINTAIN AS HEDGE	
TO	18	<i>Thuja occidentalis</i> 'Techny' Mission Arborvitae	5' HT	SEE PLAN	B&B	FULL TO GROUND	



FLOOR PLAN

SCALE: 1/32" = 1'-0"

DESIGN DATA

USE GROUP:
MIXED NON-SEPARATED B / S-1 / F-1
CONSTRUCTION CLASSIFICATION: IIB COMPLYING WITH
SECTION 507 FOR UNLIMITED AREA BUILDINGS
FULLY FIRE SUPPRESSED BUILDING PER NFPA 13
SHOP / WAREHOUSE TO AN ESFR SYSTEM

BUILDING GROSS AREA:
SHOP / WAREHOUSE = 250,000 S.F.
OFFICE = 30,000 S.F.
TOTAL BUILDING GROSS AREA = 280,000 S.F.

ISSUED FOR	DATE
SPA	3.14.23

ARCHITECTURAL
DESIGN

RESIDENTIAL
COMMERCIAL
INDUSTRIAL

G.A.V. ASSOCIATES, INC.
38001 CRYSTAL LAKE RD., STE. 100A
FARMINGTON, MICHIGAN 48334
P.O. BOX 1000000
WEB: WWW.GAVASSOCIATES.COM



GENERAL
DEVELOPMENT
COMPANY
TWO TOWNE SQUARE SUITE 850
SOUTHFIELD, MI 48076
(248) 357-3777

PROPOSED NEW FACILITY FOR:

MAGNA INTERNATIONAL
BROWN ROAD

AUBURN HILLS, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
AV		

SCALE : PER PLAN

FILE NAME : .

JOB # 22094

SHEET TITLE
FLOOR
PLAN

SHEET #

A.101

ISSUED FOR	DATE
SPA	3.14.23

ARCHITECTURAL
DESIGN

RESIDENTIAL
COMMERCIAL
INDUSTRIAL

G.A.V. ASSOCIATES, INC.
30001 CRYSTAL LAKE RD., STE. 100A
FARMINGTON, MICHIGAN 48335
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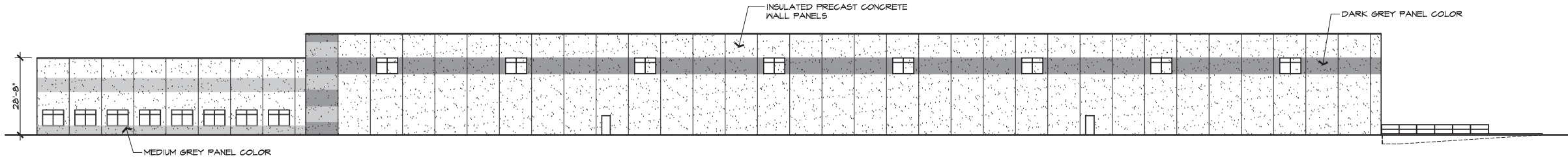
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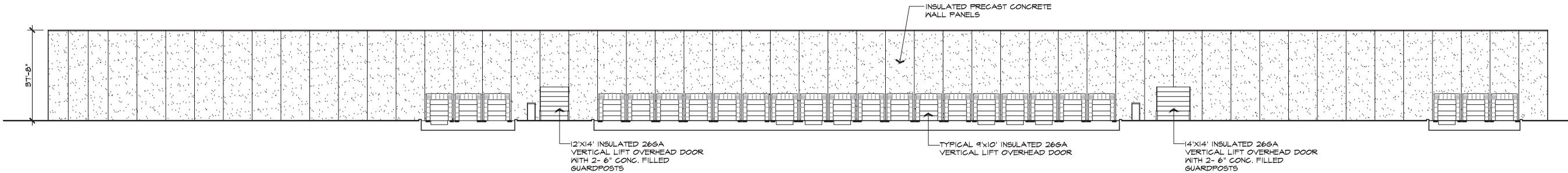
JOB # 22094

SHEET TITLE
EXTERIOR
ELEVATIONS

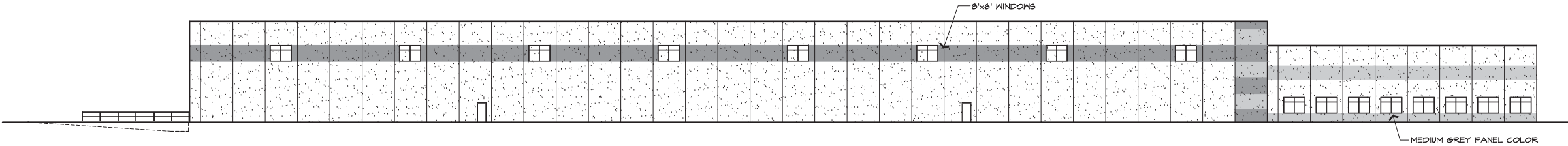
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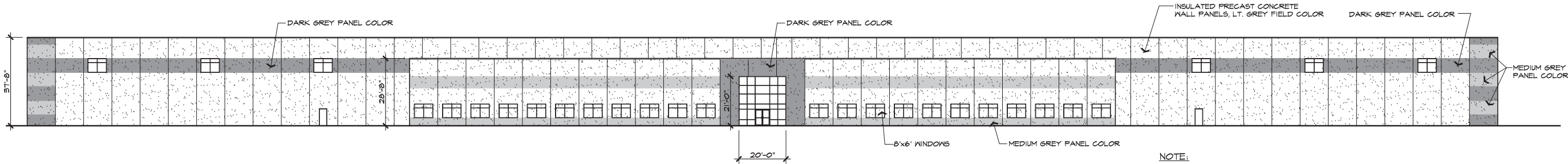
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

SCALE: 3/64" = 1'-0"

NOTE:

1. ANY MODIFICATIONS TO THE FACADE PLAN, INCLUDING COLOR, MUST BE RESUBMITTED TO THE CITY OF AUBURN HILLS FOR REVISED APPROVAL. THE USE OF NEON, ANY OTHER TYPE OF UNAPPROVED SIGNAGE SHALL BE PROHIBITED PER SITE PLAN REVIEW.
2. ALL ROOF TOP EQUIPMENT SHALL BE SCREENED FROM VISION. QUANTITY AND LOCATION TO BE DETERMINED.
3. ALL PROPOSED SIGNAGE TO BE SUBMITTED UNDER A SEPARATED PERMIT

CHECK LIST

PROJECT NAME

Magna Seating

(Check all that apply)

- ✓ SITE PLAN
- ✓ SPECIAL LAND USE
- ✓ TREE REMOVAL PERMIT
- REZONING
- PUD

The following items have not been included in your packet of information since they are either common non-controversial items or the recommendations have been noted in the project's cover letter.

Public Notice
Fire Department Approval Letter
Police Department Approval Letter
Woodland Consultant Approval Letter
Citizen's Participation Letter and Report (N/A)

However, if you wish to see a copy of the above documents, they are on file in the Community Development Department.



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: APRIL 17, 2023

AGENDA ITEM NO 9D

DEPARTMENT OF PUBLIC WORKS

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Jason Hefner, Manager of Fleet & Roads
Submitted: April 11, 2023
Subject: Motion – Approve 2023 Paving Program (Canadian Streets & Paramount Estates) Bid Award, Construction Engineering/Observation and Contract Administration Services to OHM Advisors, and Material Testing Services to G2 Consulting

INTRODUCTION AND HISTORY

BID AWARD

Included in the Auburn Hills Capital Improvement Plan is the 2023 Paving Program for the Canadian and Paramount Subdivisions. These 2 subdivisions were initially planned as mill and replacements, but G2's material bores during design found that the surfaces did not have enough material to perform a mill. Therefore, both subdivisions will be removal of the current asphalt surface and reconstruction with 5 inches of asphalt. In addition to the existing roadway, connections will be made for court sections of Alpeana and Calgary Streets in the Canadian Subdivision and a complete removal and new parking area for Manitoba Park. The new concept for the park lot was chosen due to some existing storm and maintenance issues. Staff believes that these will be addressed with this new concept as well as giving more park green space, a larger barrier between the parking area and the playground area, has one additional parking spot, and will solve the storm and maintenance issues all while trimming the cost of the project. There are also plans for spot curb repairs and repairs to any base materials or storm will be done on an as-needed basis.

On Thursday, April 6, 2023, bids were received for the 2023 Paving Program (Canadian Streets and Paramount Estates). The table below provides a summary of the bids received:

Contractor	Total Bid
F. Allied Construction Co. Inc.	\$3,793,353.45
Best Asphalt, Inc.	\$4,069,782.85
BSI Paving	\$4,092,795.92

F. Allied Construction Co. Inc. out of Clarkston Michigan is the low bidder for this project. They have over 50 years of experience in similar construction and have completed many other projects throughout the region, including for the City of Auburn Hills. Based on our previous experience and their qualifications, we would recommend award of this contract to F. Allied Construction Co. Inc. in the amount of \$3,686,493.45, per the unit prices listed on the bid. The amount entered in the bid for Crew Days (\$106,860) is not included in the recommended award amount as these are not part of payments made to the Contractor, but these amounts are included in the total for determining the lowest bid.

CONSTRUCTION ENGINEERING/OBSERVATION AND CONTRACT ADMINISTRATION SERVICES

OHM Advisors serves as the City Engineer and provides engineering, observation, and contract administration for all of the City's infrastructure capital projects. Their Scope of Services is attached as Exhibit 3.

COSTS

The total project costs including construction, engineering, and materials testing is estimated to be \$4,000,854 and reflected in the table below.

	Construction Contract	CE/CA Services	Crew Days (Observation)	Testing Services	Total
Canadian Streets	\$2,380,804	\$97,800	\$71,760	\$39,000	\$2,589,364
Paramount Estates	\$1,206,719	\$47,850	\$31,980	\$19,500	\$1,306,049
Manitoba Park Lot	\$98,971	\$1,850	\$3,120	\$1,500	\$105,441
Total	\$3,686,494	\$147,500	\$106,860	\$60,000	\$4,000,854

Currently budgeted is \$1,750,000.00 for the Canadian Streets Reconstruction (401-901-973.000-21BDCNDIANSB), \$715,000.00 for the Paramount Estates Reconstruction (401-901-935.000-21BDPARAMNTE), and \$70,000.00 for the Manitoba Park Lot Reconstruction (101-770-972.001-MANITOB_4220) for a total of \$2,535,000.00. The surplus is partially due to the change in scope needed for the project and partially due to a rise in costs of construction materials this year. Budget amendments will be necessary for all three budget lines: Canadian Streets in the amount of \$924,000.00 (\$839,364 plus a 10% contingency) to 401-901-973.000-21BDCNDIANSB, in the amount of \$650,000.00 (\$591,049 plus a 10% contingency) to 401-901-935.000-21BDPARAMNTE, in the amount of \$39,000.00 (\$35,441 plus a 10% contingency) to 101-770-972.001-MANITOB_4220

STAFF RECOMMENDATION

Staff recommends awarding the 2023 Paving Program (Canadian Streets & Paramount Estates) for construction to F. Allied Construction Co. Inc., Construction Engineering/Observation and Contract Administration Services to OHM Advisors, and Material Testing Services to G2 Consulting for an estimated total cost of \$4,000,854 as well as amending the following budgets:

BUDGET LINE	AMENDMENT
401-901-973.000-21BDCNDIANSB	+ \$924,000.00
401-901-935.000-21BDPARAMNTE	+ \$650,000.00
101-770-972.001-MANITOB_4220	+ \$ 39,000.00

CITY MANAGER'S NOTE

Staff have been advised to implement a communications plan in advance of the start of construction, directly informing residents on the impacted streets so that they can plan ahead. Our residents will also be reminded that they approved a road millage, and that this is their road millage tax dollars at work.

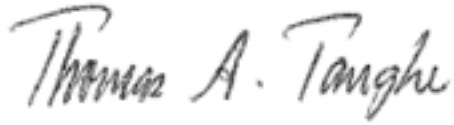
MOTION

Move to award the 2023 Paving Program (Canadian Streets and Paramount Estates) for construction to F. Allied Construction Co. Inc., Construction Engineering/Observation and Contract Administration Services to OHM Advisors, and Material Testing Services to G2 Consulting for an estimated total cost of \$4,000,854 as well as the necessary budget amendments listed within the staff recommendation section of this memo.

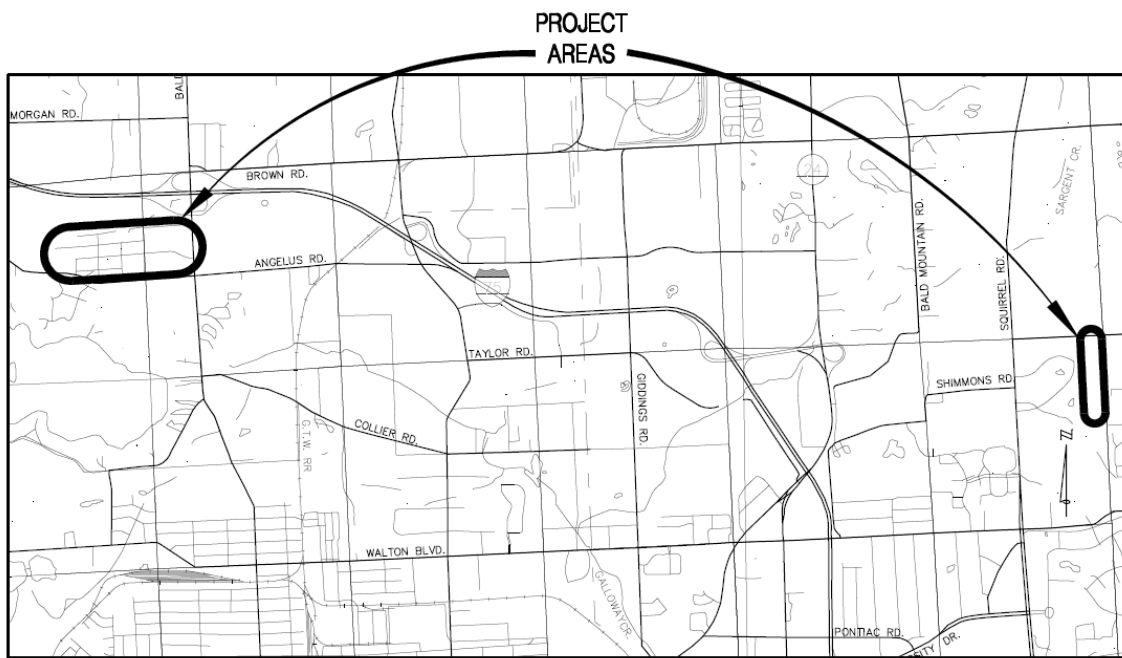
EXHIBITS

- Exhibit 1 – Map of Project Area
- Exhibit 2 – Proposed Manitoba Park Lot
- Exhibit 3 – OHM Scope of Services

I CONCUR:

A handwritten signature in dark ink, reading "Thomas A. Tanghe". The signature is written in a cursive style with a large, looping 'T' and a trailing flourish.

THOMAS A. TANGHE, CITY MANAGER



LOCATION MAP
N.T.S.

JOB BENCHMARK #205 DESCRIPTION: SET ARROW ON HYD W SIDE OF MANITOBA +/-43FT S OF CP#105 ELEV 1000.45	
TRAVERSE POINT #105 N 439946.45 E 13406878.58 ELEV 998.33	

MATCH LINE STA 811+50

MANITOBA STREET
(60' R.O.W.)

JUANITA KING
4245 MANITOBA ST

ROW



OHM ©

ARCHITECTS ENGINEERS PLANNERS

2365 Pontiac Road, Suite 201
Auburn Hills, MI 48326
P (248) 751-3100 | F (248) 287-4201

OHM-ADVISORS.COM

REVISIONS

DATE	PROJ NUMBER	ENG	PROJ MGR	CADD	COUNTY	CITY/VILLAGE/TOWNSHIP	SCALE	HORIZ DATUM	VERT DATUM
01/17/2023	0120-22-0360	KH	AP	45	OAKLAND	CITY OF AUBURN HILLS	H: 1"=40' V: 1"=4'	NAD 83	NAVD 1988

CITY OF AUBURN HILLS
2023 PAVING PROGRAM
CONSTRUCTION SHEET

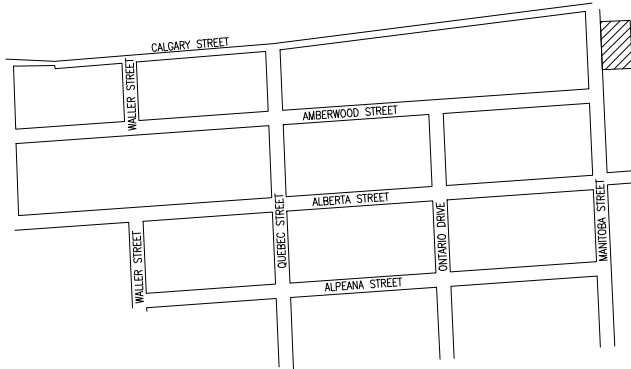
39
OF 46

OF 46



Know what's below.
Call before you dig.

QUANTITIES THIS SHEET		
TOTAL	UNIT	DESCRIPTION
2	Ea	Tree, Rem, 6 inch to 18 inch
465	Ft	Curb and Gutter, Rem
787	Syd	Pavt, Rem, Modified
260	Cyd	Embankment, CIP
268	Cyd	Excavation, Earth
500	Syd	Aggregate Base, Conditioning
352	Syd	Aggregate Base, 4 inch, Modified
327	Syd	Aggregate Base, 8 inch, Modified
1	Ea	R Structure Cover, Type B
1	Ea	Storm Structure Cover, Adj
128	Ton	HMA, 3EMI
86	Ton	HMA, 5EMI
138	Ft	Curb and Gutter, Conc, Det F4
125	Ft	Driveway Opening, Conc, Det M
26	Ft	Curb and Gutter, Conc, Det D2, Modified
437	Ft	Curb and Gutter, Conc, Det F4, Modified
7	Ft	Curb Ramp Opening, Conc
1192	Sft	Sidewalk, Conc, 6 inch
35	Sft	Curb Ramp, Conc, 6 inch
7	Ft	Detectable Warning Surface, Modified
445	Syd	Turf Establishment, Performance



DRAWING PATH: P:\0101_0125\0120220360_AH_2023_Paving_Program\Drawings\Civil\Plans_Const\220360CON_06.dwg Mar 20, 2023 - 10:36am



April 10, 2023

Mr. Stephen Baldante
Director of Public Works
City of Auburn Hills
1500 Brown Road
Auburn Hills, Michigan 48326

RE: **2023 Paving Program (Canadian Streets & Paramount Estates)**
Scope of Construction Services

Dear Mr. Baldante:

Outlined below is a Scope of Work for construction services to be provided by OHM Advisors for the above referenced project.

PROJECT UNDERSTANDING

It is our understanding that the City of Auburn Hills plans to move forward with the construction phase of the 2023 Paving Program for which bids were received on Thursday, April 6, 2023. The proposed project consists of roadway improvements within the Canadian Streets and Paramount Estates as well as reconstruction of the parking lot for Manitoba Park. The work will include removal of the existing asphalt pavement, spot curb repairs, base repairs, aggregate conditioning, installation of new asphalt, drainage structure repairs, and edge drain as needed. In addition, road connections will be made in several sections of platted right-of-way that were not constructed with the original Canadian Streets.

SCOPE OF SERVICE

Construction Engineering / Observation

Under this task the project team will observe the construction efforts on the project and assist with any necessary field changes to successfully complete the work. Specific work efforts include:

- ▶ Provide daily observation of the project when construction work is occurring to verify that materials, installation, and construction methods used are in conformance with the project plans and specifications as well as applicable standards. Full-time observation will be provided for all roadway and utility construction.
- ▶ Produce daily field reports to document construction activities and record quantities of contract pay items.
- ▶ Prepare and provide the Contractor with a list of required submittals and review shop drawings, construction schedules, materials certifications, and other submittals.
- ▶ Address Contractor's construction concerns and resolve conflicts with the executed contract specifications.
- ▶ Arrange and attend regularly scheduled progress meetings during the construction phase. It is anticipated that meetings will be held weekly during the active construction period.
- ▶ Coordinate with the materials testing consultant on material related items.
- ▶ Coordinate with the property owners and other stakeholders in the construction area regarding access, traffic staging, schedule, and other pertinent items for the duration of the project.



- ▶ Prepare and deliver record (As-Built) plans that include the constructed location of all installed underground utilities. Record plans will be delivered electronically in PDF format.

Contract Administration

Under this task, the project team will complete services necessary to administer the contract. Specific work efforts include:

- ▶ Coordination with the Contractor and City to execute the contract documents.
- ▶ Arrange and attend one (1) pre-construction meeting prior to the start of the project.
- ▶ Provide two (2) signed copies of the contract documents to the City, one (1) to the Clerk's office and one (1) to the DPW.
- ▶ Review Contractor's progress on the project to ensure that the work is in compliance with the proposed schedule.
- ▶ Prepare monthly construction pay estimates and process contract change orders (if required).
- ▶ Request and review information from the Contractor to verify compliance with wage rates, Buy America, and other funding requirements.
- ▶ Review construction claims and coordinate claim resolution with Contractor and City.
- ▶ Request and collect Contractor's declaration, contractor's affidavit, waivers from major suppliers and subcontractors, release of surety, and release from other public agencies for which permits have been obtained under this contract.

Crew Days (Construction Observation)

This project contract includes a line item for Crew Days in Contractor's bid. This item is for construction observation required for the Contractor's operations. OHM will provide daily observation of work under this Crew Day item. Full-time inspection will be provided for all construction operations as indicated in the contract specifications for Crew Days. The Contractor has included the Crew Day amount in their bid based on their anticipated schedule for the project.

SCHEDULE

Based on the Council meeting schedule, we anticipate that the project award would be approved at the April 17th Council meeting and construction on the project would begin in May. The project is expected to be completed by October of this year.

COMPENSATION

The construction engineering and contract administration outlined above will be performed on an hourly basis for the not-to-exceed amount of one hundred forty-seven thousand five hundred dollars (\$147,500.00). The construction observation as Crew Days will be performed on a per day basis for the amount of one hundred six thousand eight hundred sixty dollars (\$106,860.00), which is based on the amount bid by the Contractor for this item. The City will be invoiced for services on a monthly basis. The estimated budget breakdown is as follows:

	Construction Engineering	Contract Administration	Crew Days (Observation)	Total
Canadian Streets	\$49,800	\$48,000	\$71,760	\$169,560
Paramount Estates	\$24,350	\$23,500	\$31,980	\$79,830
Manitoba Park Lot	\$1,000	\$850	\$3,120	\$4,970
Total	\$75,150	\$72,350	\$106,860	\$254,360



Construction Services Total	\$254,360
Materials Testing Services (G2)	\$60,000

FURTHER CLARIFICATIONS AND ASSUMPTIONS

The above-listed scope of services was prepared with the following assumptions:

- Materials testing services will be provided by G2 Consulting Group under a separate contract and are not included in this scope of services. The estimated amount for this service is indicated above.
- The City will be responsible for all permit fees.

Should you find this agreement acceptable, please execute both copies and return one copy to us for our files. We look forward to providing professional services on this project. If you have any questions, please contact us.

Sincerely,

OHM ADVISORS

Timothy J. Juidici, P.E.
Principal

cc: Jason Hefner, Manager of Fleet & Roads
Alex Parent, OHM
Jerry Ashburn, OHM
File

**City of Auburn Hills
2023 Paving Program
Construction Services**

Accepted By: _____

Printed Name: _____

Title: _____

Date: _____



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: APRIL 17, 2023

AGENDA ITEM NO 13A

13. CLOSED SESSION

No Electronic Information Available

MOTION

Move to meet in closed session to discuss labor negotiations pursuant to MCL 15.268(8)(c) of the Open Meetings Act.

OCC holding steady as national enrollment numbers plummet

Virtual access one of the keys to success



Oakland Community College continues to keep their enrollment numbers steady compared to the rest of the country. Virtual tools have been one of the keys to keeping students coming to OCC, (photo / file photo)

By **MATTHEW FAHR** | mfahr@medianewsgroup.com | The Oakland Press
April 10, 2023 at 6:00 a.m.

Oakland Community College is bucking the trend of falling enrollment numbers.

Nationwide, enrollment in community colleges has fallen 37% since 2010, and nearly half of students drop out within a year, according to data from the National Student Clearinghouse Research Center. Only slightly more than 40% finish within six years.

Two-year community colleges have the worst completion rates of any kind of university or college. Nearly half of students drop out within a year of the community college where they started, according to data from Clearinghouse.

OCC is experiencing lower enrollment, but nothing like what is going on around the country. From Fall 2019 to Fall 2022 enrollment dropped only 12.7%.

"Like all community colleges, we experienced enrollment declines during COVID. While our losses were not as severe as national or state averages, we did experience an enrollment decline," said Chancellor Peter Provenzano. "We used this time to quickly pivot and modernize our processes; adapt our delivery model to address student need and demand; and create new programs and support services with greater access and a focus on student success."

Fall community college undergraduate enrollment nationwide began to stabilize in 2022, shrinking by only by 0.6% or about 94,000 students, compared to Fall 2021.

However, postsecondary enrollment – including both two-year and four-year institutions – remains well below pre-pandemic levels, down about 1.23 million undergraduates and 1.11 million total enrollment, both undergraduate and graduate, compared to fall 2019.

"In particular, community colleges are the most affected sector of higher education during the pandemic with unprecedented declines in freshmen, continuing student enrollments, adult learners, and transfer-in enrollments, which had a ripple effect on overall transfer enrollment across higher education sectors," according to a Fall 2022 report from the Clearinghouse Research Center.

OCC's persistence rate has increased from five years ago from 53.8% to 54.1%. Persistence is defined as students who enroll during the fall term and then re-enroll at OCC in the following fall term.

The school has been able to adapt to a changing educational landscape in order to remain a relevant option for students still in high school taking dual enrollment courses and those who have graduated high school.

To meet student needs, OCC added more online courses, growing from 5% online courses in Fall 2019 to more than 50% by Summer 2023.

It now has 20 programs where students can earn a certificate or degree completely online which allows more than 3,500 students per semester to pursue degrees who couldn't take in-person classes.

The shift to more virtual access has been a key to OCC's success.

"We've streamlined our admissions processes, added virtual live admissions sessions and moved new student orientation online so students can access it when they have questions," said Provenzano. "We also offer more online services such as counseling, free tutoring and other key resources available for their success."

Michigan has tried to help lure students to community colleges in the post-COVID era. Michigan Reconnect, launched in February 2021, pays community college tuition and mandatory fees for residents over the age of 25.

The program also offers scholarships of up to \$1,500 to help cover the cost of tuition at more than 70 private training schools.

OCC's tuition is also cheaper. Public in-state tuition is \$4,725 annually at OCC, which is below the state average of \$4,928.

While four out of five students who begin at a community college say they plan to go on to get a bachelor's degree, only about one in six do it. That's down by nearly 15% since 2020, according to Clearinghouse data.

OCC also has worked to lower their dropout rate.

They have refined their early alert system, allowing the college to identify and reach out to students who are struggling academically, and offer additional support interventions for students at risk and streamlined the process using new technology, beginning in Fall 2023.

The school is also offering scholarships and financial assistance to help lessen the cost burden of getting a degree and created a new program called Open Education Resources, which provides more than 2,000 students with free textbooks to ease costs and provide easier access to course materials.

"As a student on financial aid, this option is really appreciated since we receive a syllabus just one week prior to class," said Carla Musharbash, a first year OCC student studying mental health/social work. "Knowing that I don't have unexpected expenses with textbooks and materials helps financially and also eases the stress of having to ship a book that I may not receive in time."

Provenzano is confident OCC will continue in the right direction as other community colleges around the country continue to struggle.

"The strategic changes to our academic programs, support services and educational spaces will ensure that we enhance the student experience and increase student success," the Chancellor said. "We are confident these opportunities and changes are sustainable and are excited to see these results continue into fall 2023 and beyond."

OU partners with Easterseals for new scholarship opportunities

Applications are now being accepted



Elaine K. Carey, Ph.D., College of Arts Dean, Oakland University, Ora Hirsch Pescovitz M.D., President, Oakland University and Brent Wirth, President and CEO, Easterseals MORC announce the new partnership. (photo / Oakland University)

By **MATTHEW FAHR** | mfahr@medianewsgroup.com | The Oakland Press

April 4, 2023 at 6:00 a.m.

Oakland University is partnering with Easterseals to offer scholarships and advanced training for students entering social work and counseling,

The collaboration comes as the number of openings for behavioral health professionals has outpaced the number of college students entering the field by nearly 50%, according to the Michigan Health Council.

The Behavioral Health Workforce Development program is a new initiative for the long-standing partnership between Easterseals Macomb Oakland Regional Center and OU's College of Arts and Sciences and School of Education and Human Services.

The new partnership is expected to be implemented by the fall 2023 semester.

The agreement includes preferential acceptance for Easterseals MORC employees into Oakland University's Master of Social Work (MSW) Program or counseling program, 25 paid internships for OU students with Easterseals MORC, and 10 full-tuition scholarships for OU graduate students, annually.

Up to 50 Easterseals MORC employees per year will receive a 10% tuition discount to attend OU if they pursue an advanced degree in social work or counseling.

"We are excited about this program because it will allow us to open new learning opportunities and offer financial support for our students," said Elaine Carey, dean of OU's College of Arts and Sciences. "In turn, our students will graduate, have a career waiting with Easterseals MORC, and help address the current shortage of licensed mental health professionals."

Social work is a profession that is projected to grow by 16 percent by 2026, and the demand for health counselors and addiction/behavioral health professionals will also continue to increase significantly in the next five to ten years.

The partnership will help fortify the behavioral health workforce in two key clinical position areas and encourage more students to pursue social work and counseling careers.

Students who accept a scholarship and complete required internship hours must commit to work for Easterseals MORC for a minimum of three years upon graduation.

"While we have continued to hire and have launched several innovative recruitment efforts, this new agreement will help us solidify a formal pipeline of talent that supports students seeking work in these fields, helps to train and develop top-tier behavioral health professionals and retains them here in Michigan to address the behavioral health needs of our state's citizens," said Brent Wirth, President and CEO of Easterseals MORC

Oakland University will post applications for the program on its website and will start accepting submissions this month.

Applicants seeking these scholarships will commit to working at Easterseals MORC for a minimum of three years after graduation and must apply, including an essay, demonstrating their qualifications and service commitment.

Applications will be vetted and selected by a joint advisory committee of Easterseals MORC staff and OU faculty members.

Police investigating false warning of shots fired at Great Lakes Crossing



File photo. (Stephen Frye / MediaNews Group)

By **ANNE RUNKLE** | arunkle@medianewsgroup.com | The Oakland Press
PUBLISHED: April 11, 2023 at 10:48 a.m. | UPDATED: April 11, 2023 at 7:18 p.m.

Auburn Hills police are searching for the person or people who yelled, "Shots fired," during a large fight at the Great Lakes Crossing Outlets shopping mall on Saturday, April 8.

Police are also seeking two girls who fled the mall after officers handcuffed them while responding to the fight involving a large group of teens in the food court.

The two girls are urged to turn themselves in, the Auburn Hills Police Department said in a statement.

Police are using video from the mall and from officers' body cameras to try to identify those who made the false statement about a shooting, which created panic in the mall. Officers determined there were no shots fired, the statement said.

Deputy Chief Scott McGraw said there is a chance that the person or people who made the false announcement of a shooting perceived a real threat, but no one interviewed after the fight said they saw a gun. No videos from the incident showed a gun, McGraw said.

"I'm leaning more toward it was someone trying to create a distraction," he said.

Police used a stun gun on one person at the fight, but those devices don't look like or sound like a firearm, McGraw said.

Anyone with information is asked to call Auburn Hills police at 248-370-9444.

In an unrelated incident at another Oakland County mall on the same day, Novi police responded to a bomb threat at Twelve Oaks Mall.

A caller demanded \$2,000 in gift cards or the Nordstrom department store would be blown up, said Novi Police Chief Erick Zinser.

Michigan State Police and Novi police conducted a search and found no explosives, he said.

The Nordstrom was evacuated but reopened several hours later. The rest of the mall was unaffected.

Both mall incidents happened during a brisk shopping day, as it was the day before Easter.