



AUBURN HILLS MEETING SCHEDULE

248-370-9402 | WWW.AUBURNHILLS.ORG

NOVEMBER 2024

DAY	TITLE	TIME	LOCATION
5	Election Day	7:00 AM - 8:00 PM	All Polling Locations
11	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
11	Library Board	7:00 PM	Auburn Hills Public Library 3400 Seyburn Drive
12	Tax Increment Finance Authority	4:00 PM	Administrative Conference Room 1827 N. Squirrel Road
13	Planning Commission	7:00 PM	Council Chamber 1827 N. Squirrel Road
14	Zoning Board of Appeals	7:00 PM	CANCELED
18	Downtown Development Authority	5:30 PM	Administrative Conference Room 1827 N. Squirrel Road
19	Public Safety Advisory Committee Special Meeting	5:00 PM	Public Safety Building Community Room 1899 N. Squirrel Road
19	Brownfield Redevelopment Authority	6:00 PM	CANCELED
25	City Council Meeting	7:00 PM	Council Chamber 1827 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

DECEMBER 2024

DAY	TITLE	TIME	LOCATION
2	City Council Workshop	5:30 PM	Administrative Conference Room 1827 N. Squirrel Road
2	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
9	Library Board	7:00 PM	Auburn Hills Public Library 3400 Seyburn Drive
10	Board of Review	11:00 AM	Administrative Conference Room 1827 N. Squirrel Road
10	Tax Increment Finance Authority	4:00 PM	Administrative Conference Room 1827 N. Squirrel Road
11	Pension Board/Retiree HealthCare	3:00 PM	Administrative Conference Room 1827 N. Squirrel Road
11	Planning Commission/Recreation Department	6:30 PM (Poltuck) 7:00 PM	Public Safety Building 1899 N. Squirrel Road
12	Zoning Board of Appeals	7:00 PM	Council Chamber 1827 N. Squirrel Road
17	Brownfield Redevelopment Authority	6:00 PM	Administrative Conference Room 1827 N. Squirrel Road

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 48 hours prior to the meeting. Staff will be pleased 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, NOVEMBER 25, 2024
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, November 11, 2024.

5. APPOINTMENTS AND PRESENTATIONS

5a. Motion – To confirm the reappointment of Gail Cartwright to the Public Safety Advisory Committee.

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 & Commission Minutes

7a1. Planning Commission, November 13, 2024

7a2. Public Safety Advisory Committee Special Meeting, November 19, 2024

7b. Motion – To approve the 2025 Fee Schedule.

7c. Motion – To adopt the 2025 Benefits Resolution for Non-Union Personnel.

7d. Motion – To approve a third Food and Beverage Services Extension Agreement with Crank's Services, LLC.

7e. Motion – To approve the SBCA Fill Station Grant Purchase.

7f. Motion – To purchase extrication equipment.

7g. Motion – To approve the purchase of Police Department office furniture and workstations.

7h. Motion – To approve the Police Department Property Room remodel and locker installation.

8. UNFINISHED BUSINESS

9. NEW BUSINESS

9a. Public Hearing/Motion – To approve the Community Development Block Grant Funding Allocation for Program Year 2025.

9b. Motion – To approve a Special Land Use Permit / Wescast Industries, Inc.

9c. Motion – To approve a One-Year Extension of the Special Land Use Permit, Site Plan, and Tree Removal Permit / Clean View Auto Wash.

9d. Motion – To approve the revised City of Auburn Hills Architectural Design Policy.

9e. Motion – To approve the modernization contracts for Fire Stations 1, 2, and 3.

10. COMMENTS AND MOTIONS FROM COUNCIL

11. CITY ATTORNEY REPORT

12. CITY MANAGER REPORT

13. 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: NOVEMBER 25, 2024

AGENDA ITEM NO 4A

CITY COUNCIL



CITY OF AUBURN HILLS REGULAR CITY COUNCIL MEETING **DRAFT** MINUTES

NOVEMBER 11, 2024

CALL TO ORDER & Mayor Marzolf at 7:00 PM.

PLEDGE OF ALLEGIANCE:

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

ROLL CALL: Present: Council Members Ferguson, Fletcher, Hawkins, Knight, Marzolf, McDaniel, and Verbeke

Absent: None

Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Beckerleg, City Clerk Pierce, Chief of Police Gagnon, Fire Chief Massingill, DPW Director Baldante, Mgr of Public Utilities Deman, Community Development Director Cohen, Asst to Dir./Construction Coord. Lang, Director Recreation and Senior Services Adcock, IT Director/Manager Green, Management Assistant Hagge, Engineer Driesenga

43 Guests

4. APPROVAL OF MINUTES

4a. City Council Regular Meeting Minutes, October 21, 2024.

Moved by Knight, Seconded by Ferguson.

RESOLVED: To approve the City Council Regular Meeting Minutes of October 21, 2024.

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, McDaniel, Verbeke

No: None

Resolution No. 24.11.165

Motion Carried (7 - 0)

5. APPOINTMENTS AND PRESENTATIONS

6. PUBLIC COMMENT

There was no public comment.

7. CONSENT AGENDA

7a. Board and Commission Minutes

7a1. Tax Increment Finance Authority, October 8, 2024

7a2. Brownfield Redevelopment Authority, October 15, 2024

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

7b. Motion – To approve the proclamation recognizing the dedicated service of Election Inspectors in Auburn Hills.

RESOLVED: To approve the Proclamation Recognizing the Dedicated Service of Election Inspectors in Auburn Hills. (Attachment A)

7c. Motion – To award the 1500 University Water Main Construction Contract.

RESOLVED: To award the Water Main Construction Contract to Superior Excavating, construction services to OHM, and material testing services to G2 Consulting. In Addition, to amend GL 592.536.971.002 in the amount of \$214,832. The funding of this project is subject to approval from the TIFA Board.

7d. Motion – To approve the reallocation of remaining ARPA funds to support road infrastructure in 2024.

RESOLVED: To approve the reallocation of remaining American Rescue Plan Act funds to support road infrastructure projects in 2024.

7e. Motion – To amend the General Fund Recreation Department Revenue and Expense for Tree Lighting Donation.

RESOLVED: To amend the 2024 General Fund Recreation Department budget by increasing revenues by \$2,500 to reflect donated funds and increase appropriations by \$2,500 to reflect the subsequent expense of the donated funds.

7f. Motion – To approve the CDBG Snow Service Contract.

RESOLVED: To award of the CDBG Snow Removal Service Program contract to C-Carre Lawn in the amount of \$24,990 following CDBG procurement and Public Service contract guidelines.

Moved by Verbeke, Seconded by Fletcher.

RESOLVED: To approve the Consent Agenda.

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, McDaniel, Verbeke

No: None

Resolution No. 24.11.166

Motion Carried (7 - 0)

8. UNFINISHED BUSINESS

9. NEW BUSINESS

9a. Public Hearing/Motion – To adopt an Ordinance to amend Section 70-361. - Parking offenses; fines, of Article VII – Stopping, Standing, and Parking of Chapter 70- Traffic and Vehicles, of the Auburn Hills City Code on second reading.

Mr. Cohen presented the second reading to Section 70-361 regarding parking offenses and Article VII of Chapter 70. It was explained that this amendment will prohibit long-term parking of vehicles as well as the parking of covered vehicles in the municipal parking lots in the downtown parking structure. The ordinance states that long term parking is more than 7 consecutive days in one spot. This will not apply to vehicles that are approved appropriately in a city reserved space.

The Mayor opened the Public Hearing at 7:06 PM.

Hearing no public comment, the Mayor closed the Public Hearing at 7:07 PM.

Moved by Ferguson, Seconded by Fletcher.

RESOLVED: To adopt an ordinance to amend Section 70-361. - Parking offenses; fines, of Article VII – Stopping, Standing, and Parking of Chapter 70- Traffic and Vehicles, of the Auburn Hills City Code on Second Reading. The ordinance shall be known as Ordinance No. 24-942. (Attachment B)

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, McDaniel, Verbeke
No: None

Resolution No. 24.11.167

Motion Carried (7 - 0)

9b. Motion – To award a contract for the City Council Chamber Audio/Visual Upgrade Project.

Mr. Skopek presented the necessity for upgrades to take place in the City Council Chamber with regard to the Audio/Visual equipment.

Moved by Fletcher, Seconded by Ferguson.

RESOLVED: To award the 2024 City Council Chamber audio/visual upgrade project to Advanced Lighting & Sound in an amount not to exceed \$36,654. Furthermore, to authorize a budget amendment increasing appropriations in the 2024 General Administration department budget by \$16,654 in support of this project.

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, McDaniel, Verbeke
No: None

Resolution No. 24.11.168

Motion Carried (7 - 0)

9c. Motion – To approve a three-year renewal to the IT Service Contract with Enertron, LLC.

Mr. Skopek presented the renewal for the IT Service Contract with Enertron, LLC. He commented that due to the strong performance of Enertron and positive working relationship with the city a three-year extension is recommended. Enertron has agreed to upgrade the contract terms including revised termination clause allowing the city to end the contract with 90 days notice, reduced from a six-month requirement.

Moved by Verbeke, Seconded by Hawkins.

RESOLVED: To approve a three-year extension to the information technology service contract with Enertron, LLC in the amount of \$253,932 per year and authorize the City Manager to execute the contract.

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, McDaniel, Verbeke
No: None

Resolution No. 24.11.169

Motion Carried (7 - 0)

9d. Consideration and award of four adult use marihuana establishment licenses and approval of plans.

Attorney Beckerleg provided a statement detailing the process and procedures that were followed for the four adult use marihuana establishment licenses. The detailed memo can be found in the city council packet.

Ms. Victoria Dobreanu of 2030 Joy Road, stated that three of the four licenses being given to the same person does not sound like competition.

Mr. Adam Saj of 769 Chicago, Troy on behalf of Lume, shared that this establishment is honored to be opening a store in Auburn Hills.

Ms. Brenda Ervin of 2757 Zelma Drive shared her concerns about what will be brought into her community.

Mr. Matthew Nellist of 2447 Snellbrook Road shared that the business should be the benefit to the community and not a dollar amount given.

Mr. Tom O'Connor of 3395 Simmons Road sought clarification to the number of establishments allowed.

Ms. Sue Palivick of 165 S. Opdyke Road spoke to one person receiving three of the four licenses.

Mr. Lance Bouldery of 201 Townsend Street, Lansing, representing the applicants spoke at the meeting.

Ms. Patty Hassett of 2471 Joswick shared her concerns with the proximity of her home to the establishments.

Mr. Tyler Yaldo of 3123 Ramzi Lane spoke to the credibility of the recommendations being made.

Mr. Lawrence Marcinkowski of 3863 N. Simmons Circle questioned how the community impact fund would be spent.

Ms. Verbeke provided clarification on the proximity of the establishments to the residential properties. There is no required distance from residential areas as there are with churches and schools. The locational requirements are being followed as they are stated in the initiated ordinance.

Moved by Knight, Seconded by Hawkins.

RESOLVED: To accept and adopt the City Manager's October 25, 2024, recommendation and findings that the following four applicants are best suited to operate adult use marijuana establishments in the City and approve the plans and award the adult use marijuana establishment licenses for the addresses shown to the following four applicants as well as authorize the City Manager to execute the indemnification/hold harmless agreements and the community benefits agreement:

1. Epoch Stone, Inc. – 2561 Lapeer Road
2. Green Stones, Inc. – 2548 Lapeer Road
3. Peace Stone, Inc. – 1801 N. Opdyke Road
4. Attitude Wellness d/b/a Lume Cannabis Co. – 1.6 acres of vacant land, a portion of tax identification No. 14-02-100-019

Subject to the following conditions:

1. That Epoch Stone, Inc., Green Stones, Inc., Peace Stone, Inc., and Attitude Wellness d/b/a Lume Cannabis Co., meet all Auburn Hills City Code requirements, including, but not limited to, the requirements set forth in Ordinance No. 22-934 and also comply with and meet all requirements and conditions that are set forth by City staff in their respective review reports.
2. That Epoch Stone, Inc., Green Stones, Inc., Peace Stone, Inc., and Attitude Wellness d/b/a Lume Cannabis Co. execute indemnification/hold harmless agreements agreeing to hold the City harmless from, indemnify and defend the City, from any lawsuits, causes of action, liability and/or damages that arise as a result of the awarding of the four adult use marijuana establishment licenses to each respective applicant, as well as execute the additional indemnification agreement required by Section 18-237 prior to the issuance of the adult use marijuana establishment licenses.

3. That Epoch Stone, Inc., Green Stones, Inc., and Peace Stone, Inc., all pay the agreed upon community benefit payments to the City and execute the Community Benefits Agreement with respect to those payments prior to the issuance of the adult use marijuana establishment licenses.
4. That on November 12, 2024, Attitude Wellness, LLC shall execute and file with the Oakland County Circuit Court a Stipulation for Dismissal agreeing to dismiss the lawsuit of *Attitude Wellness, LLC v City of Auburn Hills*, Oakland County Circuit case no. 2024-206040-CZ, with no costs or attorney fees awarded to either party.

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, McDaniel, Verbeke
No: None

Resolution No. 24.11.170

Motion Carried (7 - 0)

9e. Motion – To Amend the Text of the Zoning Ordinance / Article VIII. B-1, Limited Business Districts, and Article IX. B-2, General Business Districts.

Mr. Cohen presented the amendments to the Zoning Ordinance, Article VIII. B-1 and Article IX. B-2, to permit the locations for the four adult use marijuana establishments. The text amendment will permit the specific locations to be as follows: 2561 Lapeer Road, 2548 Lapeer Road, 1801 N. Opdyke and Parcel 1 which is a portion of tax identification number 14-02-100-019.

Moved by Verbeke, Seconded by Fletcher.

RESOLVED: To accept the Planning Commission's recommendation, with the proposed revisions, and approve the enclosed text amendment to Article VIII. B-1, Limited Business Districts, and Article IX. B-2, General Business Districts of the Zoning Ordinance. The ordinance shall be known as Ordinance No. 24-943. (Attachment C)

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, McDaniel, Verbeke
No: None

Resolution No. 24.11.171

Motion Carried (7 - 0)

10. COMMENTS AND MOTIONS FROM COUNCIL

Mr. Knight congratulated and thanked the Veterans for their service and dedication.

Mr. McDaniel thanked City Attorney Beckerleg for the work he performed guiding the city through the process of the marijuana licenses. He also thanked the Veterans for their service.

Ms. Verbeke thanked Clerk Pierce for running an excellent Presidential Election. She also reminded people not to dispose of the leaves in the street as it could cause flooding.

Dr. Fletcher thanked the Veterans for their service and thanked the City Clerks' Office for an amazing job on the Presidential Election. She also thanked the City Managers Office for the due diligence with the ranking that took place with the marijuana licensing.

Mr. Ferguson thanked his neighbors for coming to the city council meeting.

Mr. Hawkins thanked City Attorney Beckerleg and the committee for their hard work on the marijuana licensing process. He thanked and wished his father and others around the city a Happy Veteran's Day.

Mayor Marzolf thanked the Veterans as well as his father and other family members for their service. He also thanked Clerk Pierce for an outstanding job on the Election.

11. CITY ATTORNEY REPORT

12. CITY MANAGER REPORT

Mr. Tanghe shared that while Auburn Hills is not as large as a town as others, the election was run by a 2.5-person office. He thanked Clerk Pierce for an incredible job on the election and her dedication to Auburn Hills.

13. CITY CLERK REPORT

Ms. Pierce presented an update on the elections, which had a 66% turnout. She commented that this was a community project with support from almost every Department within the city. She shared that the help made the election go smooth and she thanked the department staff members and election inspectors.

14. CLOSED SESSION

14a. Motion – To meet in closed session to discuss property acquisition.

Moved by Hawkins, Seconded by McDaniel.

RESOLVED: To meet in closed session to discuss property acquisition pursuant to MCL 15.268(1)(d) of the Open Meetings Act.

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, McDaniel, Verbeke

No: None

Resolution No. 24.11.172

Motion Carried (7 - 0)

The meeting recessed to Closed Session at 8:19 PM.

The meeting reconvened in Open Session at 8:56 PM.

Moved by Verbeke, Seconded by Fletcher.

RESOLVED: To authorize the purchase of the property with tax identification numbers 14-25-351-024, 025, 026, 033, and 035 in the amount of \$482,872.00, subject to the terms and conditions contained in the purchase agreement presented on November 11, 2024. Furthermore, authorize the City Manager to execute the agreement on behalf of the city and to execute all document on behalf of the city up to and including those at the real estate closing.

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, McDaniel, Verbeke

No: None

Resolution No. 24.11.173

Motion Carried (7 - 0)

15. ADJOURNMENT

Moved by Fletcher, Seconded by Verbeke.

RESOLVED: To adjourn the meeting.

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, McDaniel, Verbeke

No: None

Resolution No. 24.11.174

Motion Carried (7 - 0)

The meeting was adjourned at 8:57 PM.

Brain W. Marzolf, Mayor

Laura M. Pierce, City Clerk



ATTACHMENT A

PROCLAMATION

PROCLAMATION RECOGNIZING THE DEDICATED SERVICE OF ELECTION INSPECTORS IN AUBURN HILLS

- WHEREAS,** Election Inspectors, including Precinct Inspectors, Absentee Counting Board Inspectors, and Receiving Board Members, play a critical role in maintaining the efficiency and success of the election; and
- WHEREAS,** the City of Auburn Hills Election Inspectors dedicate their time, knowledge, and commitment to ensuring the integrity and smooth operation of the election; and
- WHEREAS,** these individuals uphold the highest standards of accuracy, fairness, and respect while serving the voters of Auburn Hills, enhancing public confidence in our election process; and
- WHEREAS,** Election Inspectors in Auburn Hills work diligently to manage polling locations, assist voters and process absentee ballots to ensure that all eligible ballots are securely counted and that all required documentation is done accurately; and
- WHEREAS,** their contributions are instrumental in fostering trust in our elections and promoting civic engagement within the Auburn Hills community; and
- NOW, THEREFORE, BE IT RESOLVED** that the Auburn Hills City Council formally recognizes and extends its heartfelt appreciation to each Election Inspector, Absentee Counting Board Inspector, and Receiving Board Member for their essential role and unwavering commitment to protecting the integrity of our elections.

Hereby presented on this 11th day of
November, 2024, on behalf of the Auburn
Hills City Council.

Brian W. Marzolf, Mayor

ATTACHMENT B

CITY OF AUBURN HILLS ORDINANCE NO. 24-942

AN ORDINANCE TO AMEND SECTION 70-361. - PARKING OFFENSES; FINES, OF ARTICLE VII. - STOPPING, STANDING, AND PARKING OF CHAPTER 70 - TRAFFIC AND VEHICLES OF THE AUBURN HILLS CITY CODE, AS AMENDED, TO ALLOW THE RESTRICTION AND REGULATION OF OFF-STREET PARKING IN MUNICIPAL-OWNED FACILITIES IN DOWNTOWN AUBURN HILLS.

THE CITY OF AUBURN HILLS ORDAINS:

SECTION 1.

Section 70-361. - Parking offenses; fines, of Article VII – Stopping, Standing, and Parking of Chapter 70- Traffic and Vehicles, of the Auburn Hills City Code, as amended, is hereby amended to add Subsections 29-30 and to read as follows:

- (29) Unless otherwise provided by a more restrictive ordinance or traffic control order, no vehicle may be parked at one location in any downtown city-owned off-street parking lot or parking structure for more than seven continuous days unless the vehicle is parked in a city-approved reserved space assigned to the vehicle's registered owner. The vehicle shall not be junk or inoperable. Inoperable vehicle means any vehicle or motor vehicle that cannot be started or legally or physically operated on city streets or public highways and/or does not bear valid and current license plates and registration. The police department may issue a citation to the vehicle's registered owner if found in violation. The police department may call a towing agency and impound the vehicle. If the vehicle is impounded, the police department must follow the procedures set forth in MCL 257.252d.
- (30) No vehicle may be parked under a tarp, cloth screen, fitted cover, or similar partial or full vehicle covering material in any downtown city-owned off-street parking lot or parking structure. The police department may issue a citation to the vehicle's registered owner if found in violation. The police department may call a towing agency and impound the vehicle. If the vehicle is impounded, the police department must follow the procedures set forth in MCL 257.252d.

SECTION 2. 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

SECTION 3. 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.

SECTION 4. 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.

SECTION 5. 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.

SECTION 6. 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 _____, 2024, and ordered to be given publication in the manner prescribed by the Charter of the City of Auburn Hills.

AYES:
NAYES:
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. 24-942 adopted by the Auburn Hills City Council on the ____ day of _____, 2024, the original of which is in my office.

Laura M. Pierce
City Clerk

ATTACHMENT C

CITY OF AUBURN HILLS COUNTY OF OAKLAND STATE OF MICHIGAN

ORDINANCE NO. 24-943 TEXT AMENDMENT TO ZONING ORDINANCE

AN ORDINANCE TO AMEND ARTICLE VIII. B-1, LIMITED BUSINESS DISTRICTS AND ARTICLE IX. B-2, GENERAL BUSINESS DISTRICTS OF THE AUBURN HILLS ZONING ORDINANCE NO. 372

THE CITY OF AUBURN HILLS ORDAINS

Section 1.

Article VIII. B-1, Limited Business Districts of Auburn Hills Zoning Ordinance No. 372 is amended to add a new Section 804 to read as follows:

SECTION 804. OTHER USES PERMITTED BY THE CITY COUNCIL ON CERTAIN PROPERTIES:

Adult use marihuana establishments, which term includes marihuana retail establishments, located in the City of Auburn Hills shall be limited to a total of four (4) adult use marihuana establishments. One (1) of the four (4) locations shall be permitted on property in the B-1, Limited Business Districts as set forth in this Section, as approved by the City Council, and said location must be in compliance with the November 8, 2022 voter-approved Initiated Ordinance.

One (1) of the four (4) permitted adult use marihuana establishments within the City of Auburn Hills shall be located on tax identification number 14-14-303-016, with the one (1) adult use marihuana establishment to be located on the said parcel as approved by and subject to the conditions imposed by the City Council.

This Section, Section 905 of the Zoning Ordinance, and the Initiated Ordinance shall establish the locations for the adult use marihuana establishments in the City of Auburn Hills for the purposes of Ordinance No. 22-934.

Section 2.

Article IX. B-2, General Business Districts of Auburn Hills Zoning Ordinance No. 372 is amended to add a new Section 905 to read as follows:

SECTION 905. OTHER USES PERMITTED BY THE CITY COUNCIL ON CERTAIN PROPERTIES:

Adult use marihuana establishments, which term includes marihuana retail establishments, located in the City of Auburn Hills shall be limited to a total of four (4) adult use marihuana establishments. Three (3) of the four (4) locations shall be permitted on property in the B-2, General Business Districts as set forth in this Section, as approved by the City Council, and said locations must be in compliance with the November 8, 2022 voter-approved Initiated Ordinance.

Three (3) of the four (4) permitted adult use marihuana establishments within the City of Auburn Hills shall be located on the following three (3) parcels of property, with one (1) adult use marihuana establishment

to be located on each parcel of property, as approved by and subject to the conditions imposed by the City Council: Parcel 1 - tax identification number 14-02-100-019; Parcel 2 - tax identification numbers 14-11-352-013, 014, 015, and 016, and Parcel 3 - tax identification number 14-11-353-003.

This Section, Section 804 of the Zoning Ordinance, and the Initiated Ordinance shall establish the locations for the adult use marihuana establishments in the City of Auburn Hills for the purposes of Ordinance No. 22-934.

Section 3. Repealer.

All Ordinances or parts of Ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect. This Ordinance shall repeal the required locations as contained on the map for the four (4) allowed adult use marihuana establishments in Section 18-232 - Limitation of Adult Use Marihuana Establishments of Ordinance No. 22-932.

Section 4. 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.

Section 5. Savings.

The 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.

Section 6. 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.

Section 7. 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 11th day of November 2024 and ordered to be given publication in a manner prescribed by the Charter of the City of Auburn Hills.

AYES:

NAYES:

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 24-943 adopted by the Auburn Hills City Council on the 11th day of November 2024 the original of which is in my office.

Brian W. Marzolf, Mayor

Laura M. Pierce, City Clerk



CITY OF AUBURN HILLS

CITY COUNCIL AGENDA

MEETING DATE: NOVEMBER 25, 2024

AGENDA ITEM NO 5A

POLICE DEPARTMENT

To: City Council
From: Brian W. Marzolf, Mayor; Ryan Gagnon, Chief of Police
Submitted: November 20, 2024
Subject: Motion – To confirm the reappointment of Ms. Gail Cartwright to the Public Safety Advisory Committee

INTRODUCTION AND HISTORY

Please consider confirming the following reappointment to the Public Safety Advisory Committee:

Name	Board	Term Ending Date
Ms. Gail Cartwright	Public Safety Advisory Committee	November 20, 2025

STAFF RECOMMENDATION

Ms. Cartwright consistently attends all scheduled meetings. Staff recommends her reappointment to the committee.

MOTION

Move to confirm the reappointment of Ms. Gail Cartwright to the Public Safety Advisory Committee for a term ending November 20, 2025.



**CITY OF AUBURN HILLS
CITY CLERK'S OFFICE**

1827 N. Squirrel Rd., Auburn Hills MI 48326

Phone: 248.370.9402 Fax: 248.364.6719

CityClerk@auburnhills.org

www.auburnhills.org/cityboards

**APPLICATION FOR APPOINTMENT TO
BOARDS AND COMMISSIONS**

NAME: CARTWRIGHT GAIL D.
(Please Print) (Last) (First) (Middle Initial)

HOME ADDRESS: 31 N. SQUIRREL RD AUBURN HILLS 48326 248-515-9564
(Number/Street) (City/Zip) (Phone)

EMAIL ADDRESS: gailcartwright@comcast.net

HOW LONG HAVE YOU LIVED IN AUBURN HILLS? 27 yrs. ARE YOU A U.S. CITIZEN: Yes

DO YOU WORK IN AUBURN HILLS? YES LENGTH OF TIME EMPLOYED IN AUBURN HILLS: 10 yrs.

If you work in Auburn Hills, please list the name and address of the business:

CITY OF AUBURN HILLS 1827 N. SQUIRREL RD. 248-370-9400
(Business Name) (Number/Street) (Phone)

PLEASE LIST WHICH BOARD/COMMISSION YOU ARE INTERESTED IN: PUBLIC SAFETY ADVISORY COMMITTEE

WHAT SPECIALTIES/EXPERIENCE/EDUCATION DO YOU BRING TO THIS BOARD/COMMISSION:
(Attach additional sheet if necessary)

- Served as a front desk volunteer at the Auburn Hills Police Department from 2012 to 2021.
- Served as volunteer coordinator and member of the Auburn Hills Police Department VIPS (Volunteers in Police Service) program from 2018 to present.
- Completed Auburn Hills Citizens Police Academy in 2013 and 2019.
- Completed CERT (Community Emergency Response Team) training in 2023.

LIST ANY CIVIC/COMMUNITY ACTIVITIES THAT ARE YOU INVOLVED IN:
(Attach additional sheet if necessary)

- Served on the Auburn Hills SHARP (Senior Home Assistance Repair Program) program from 2016 to present.

Please return this form to the City Clerk's Office at the above address for processing. This information will be provided to the City Council, on a public agenda, for the use in making appointment to the various Boards and Commissions at the City Council Meeting.

I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Gail Cartwright 11-7-24
(Signature) (Date)



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: NOVEMBER 25, 2024

AGENDA ITEM NO 7A1
PLANNING COMMISSION



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

November 13, 2024

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

ROLL CALL: Present: **Carolyn Shearer, Darlene MacMillan, Jack Ferguson, Cynthia Pavlich, Laura Ochs, Greg Ouellette, Sam Beidoun, Dominick Tringali**
Absent: Ray Saelens
Also Present: Director of Community Development Steve Cohen, Assistant to the Director of Community Development Devin Lang
Guests: 6

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

3. PERSONS WISHING TO BE HEARD

4. APPROVAL OF MINUTES – September 11, 2024

Moved by Beidoun to approve the minutes of September 11, 2024.

Second by Ochs.

VOTE: Yes: Beidoun, Ochs, Pavlich, MacMillan, Shearer, Tringali, Ferguson, Ouellette
No: None Motion Carried (8-0)

5. PETITIONERS

5a. 3300 University Drive – Wescast Industries, Inc.

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

Mr. Cohen explained that this is a Special Land Use Permit request from Wescast Industries, Inc. (Wescast) to conduct light industrial activity, in addition to administrative functions, at the vacant building located at 3300 University Drive. The 127,655-square-foot building is zoned T&R, Technology and Research District.

Mr. Cohen explained that Wescast obtained a similar Special Land Use Permit from the City Council on November 27, 2017, for this location, but did not move forward at that time. That previously approved permit has since expired. Mr. Cohen stated that Wescast is now ready to invest in the building and has agreed to comply with the conditions set forth in the 2017 approval, with requested amendments to allow a slightly larger production/storage area and the ability to lease the unutilized office space as a multi-tenant office.

Benjamin Bayram, Attorney representing Wescast, 39577 Woodward Ave, Suite 300, Bloomfield Hills, MI, and representatives from Wescast were available to answer any Commission questions.

Mr. Bayram commented that Wescast was excited to proceed with the project and committed to honoring all the 2017 agreements.

The Commission asked about the following:

1. Who are the potential users of the office space;
2. How the building will be subdivided for additional tenants;
3. Type of manufacturing machines;
4. If the building is equipped to handle the proposed use
5. The current condition of Seyburn Drive;
6. Types of trucks proposed;
7. Future parking for City events.

Mr. Cohen clarified that the multi-tenant office space users would be limited to the office space only, as Wescast intends to occupy the entire high bay/manufacturing space.

Mr. Bayram clarified that any future tenant division remains to be determined, but none are planned at this time. Mr. Bayram also clarified that the manufacturing equipment proposed consists primarily of CNC machine operations.

Mr. Cohen explained that the Fire Department had evaluated the use and found the building's fire suppression to be adequate. Wescast will need to obtain appropriate building, electrical, and mechanical permits to begin occupying the space.

Mr. Lang indicated that while no Paser rating was available for Seyburn Drive and it is not slated for short-term replacement, the impacts of the truck traffic remain to be seen.

Mr. Cohen clarified that the six-truck limit applies to all trucks entering and exiting the property, whether semi-trucks or large box trucks.

Mr. Bayram clarified that the building will operate from 8 a.m. to 5 p.m. Therefore, Wescast is willing to work with the City to accommodate any parking needs for after-hours events on the Civic Center Campus.

Mr. Ouellette opened the public hearing at 7:16 p.m.

There being no public comment, Mr. Ouellette closed the public hearing at 7:17 p.m.

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

Second by Ochs.

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

No: None

Motion Carried (8-0)

6. UNFINISHED BUSINESS – None.

7. NEW BUSINESS

7a. Architectural Design Policy Update

Mr. Cohen introduced the updated Architectural Design Policy. He explained that while the City cannot dictate building façade by law, the policy has allowed City staff to communicate expectations from the beginning of the project and allows the City to continue receiving high-quality building appearances. Mr. Cohen stated that this was the first update to the policy since its adoption in 2002. Changes proposed to the policy are minor and document how the policy has evolved in practice over the years.

Mr. Tringali supported the policy update and commented that the updated policy gives City staff the latitude to provide direction on what is appropriate and architecturally compatible with the surroundings.

Mr. Ferguson commented that he also supports the policy.

Moved by Ferguson to adopt the amended City of Auburn Hills Architectural Design Policy and recommend approval to the City Council.

Second by Ochs.

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

No: None

Motion Carried (8-0)

8. COMMUNICATIONS

8a. Y2025 Planning Commission Meeting Schedule

A copy of the Y2025 Planning Commission meeting schedule was included in the packet.

8b. Michigan Planning Conference Recap

Mr. Beidoun, Mr. Ferguson, and Mr. Lang summarized their experiences at the Michigan Planning Conference held September 25-27, 2024, in Grand Rapids.

8c. Development Project Construction Update

Mr. Lang provided an overview of the status of the developments currently under construction within the City.

9. NEXT SCHEDULED MEETING

The next scheduled meeting is on Wednesday, December 11, 2024, at 6:30 p.m. in the Robert W. Grusnick Public Safety Building Community Room, 1899 N. Squirrel Road.

10. ADJOURNMENT

There being no further business, Chairperson Ouellette adjourned the meeting at 7:49 p.m.

Submitted by:

Devin Lang

Construction Coordinator



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: NOVEMBER 25, 2024

AGENDA ITEM NO 7A2

PUBLIC SAFETY ADVISORY COMMITTEE

"Not yet approved"

CITY OF AUBURN HILLS

PUBLIC SAFETY ADVISORY COMMISSION SPECIAL MEETING

November 19th, 2024

CALL TO ORDER: Chairman Ron Moniz called the meeting to order at 5:02 PM.

ROLL CALL: Ms. Gail Cartwright, Present
Mr. Jay Boelter, Present
Mr. Eugene Hawkins, Present
Mr. Donearl Johnson, Present
Mr. Ron Moniz, Present

Also, Present: Chief Ryan Gagnon, Police Department
Deputy Chief Scott McGraw, Police Department
Lt. Michelle Hesse, Police Department
Chief Adam Massingill, Fire Department
Assistant Chief Trevin Robinson, Fire Department
Administrative Officer Owen Milks, Fire Department
Clerk Nick Krystyniak, Police Department

LOCATION: Public Safety Community Room.

APPROVAL OF MINUTES HAWKINS moved to approve the minutes from August 27th, 2024 with no corrections.

Supported by BOELTER.

VOTE: Yes: All
No: None

Motion carried (5-0)

ADDITIONS TO THE AGENDA:

None

COMMUNICATIONS (PERSONS WISHING TO BE HEARD)

None

UNFINISHED BUSINESS

None

NEW BUSINESS

- a. **Consider the Approval to Purchase Police Department Office Furniture and Workstations.** This item was presented by Police Department Deputy Chief Scott McGraw.
 - a. Workstations in Patrol Division report writing and Administrative Assistant areas are original to the building of the Public Safety Building in 2001.
 - i. Adding one additional workstation to Report Writing.
 - ii. Designing and updating to a more efficient and usable workspace in Administrative Assistant's area.
 - b. Police Department working in cooperation with the Department of Public Works on this project.
 - c. On October 16th, 2024 a quote from ISCG Workplace Design + Furniture through MiDeal Extended Purchasing Program was received in the amount of \$32,258.46.
 - i. Includes shipping and installation of furniture with a limited lifetime warranty, which includes twelve-year no-cost parts and labor replacement.
 - ii. \$30,000 has been budgeted and the remaining will come from the leftover of the speaker install project.
 - d. Staff recommends to approve the purchase of the Hawthron office furniture from ISCG Workplace Design + Furnishing.

Discussion with questions and answers ensued regarding complying with purchasing ordinance, budget, and previously using ISCG.

Motion JOHNSON moved to recommend to the City Council the purchase of Haworth office furniture from ISCG Workplace Design + Furnishing in an amount not to exceed \$32,258.46.

Supported by CARTWRIGHT.

VOTE: Yes: All
No: None

Motion carried (5-0)

- b. **Consider the Approval of Police Department Property Room Remodel and Locker Installation.** This was presented by Police Department Deputy Chief Scott McGraw.
 - a. Currently, the Property Clerk must retrieve the evidence from the lockers and then transport the items to the basement, where the permeant property/evidence room is located.

- b. Plan to redesign the area outside of the property/evidence room to become a new location for officers to process evidence.
 - i. This location and procedure will be the safest way to ensure no weapons or contraband enter the secure detention area.
- c. On September 20, 2024, a quote from Allied Building Services through the MiDeal Extended Purchasing Program was received in the amount of \$33,860.00.
- d. Staff recommends to the Public Safety Advisory Committee the approval to move forward to present to City Council with the recommendation to use Allied Building Services as the vendor for the installation of the evidence lockers and reconstruction of the property/evidence processing area for the amount not to exceed \$33,860.00.

Motion CARTWRIGHT moved to recommend to the City Council to use Allied Building Services as the vendor for the installation of the property/evidence lockers and reconstruction of the property/evidence processing area for the amount not to exceed \$33,860.00

Supported by BOELTER.

VOTE: Yes: All
No: None

Motion carried (5-0)

- c. **Recommendation to Purchase Extrication Equipment.** This item was presented by Fire Department Assistant Chief Trevin Robinson.
 - a. Requesting the purchase of new Hurst extrication tools in the amount of \$41,800 to replace gas-powered tools purchased in 2012 that are in service at station one.
 - b. The new equipment would include a cutting tool, a spreading tool ("Jaws of Life"), a ram tool, and two supporting products for ram tool.
 - i. Package includes sufficient batteries and includes a charger.
 - c. This is a planned purchase from the 2024 budget.
 - i. Funded from GL 101-339-978.000.
 - d. MacQueen was selected as the vendor as they are the sole provider of Hurst extrication tools in Oakland County.
 - e. Staff recommends to support the request to purchase new extrication tools provided by MacQueen in the amount not to exceed \$41,800.

Discussion with questions and answers ensued regarding hydraulic lines with current equipment and battery life cycle.

Motion HAWKINS moved to recommend to City Council the purchase of Hurst extrication equipment in the amount not to exceed \$41,800.

Supported by BOELTER.

VOTE: Yes: All
No: None

Motion carried (5-0)

- d. **Recommendation to Purchase SCBA Fill Station.** This item was presented by Fire Department Assistant Chief Trevin Robinson.
 - a. Fire Department identified need to replace the Self-Contained Breathing Apparatus (SCBA) fill station that is currently located at station two.
 - i. The unit is twenty-five (25) years old.
 - b. The Fire Department was awarded a grant in the amount of \$76,000 for this project.
 - c. Four bids were received.
 - i. Lowest bidder, MacQueen, did not meet the requirements of the posted RFP. West Shore Fire produced the second lowest bid which met the requirements.
 - d. Staff recommends the request to purchase the SCBA fill station provided by West Shore Fire along with the first-year maintenance costs, electrical work, and additional warrant years in the amount not to exceed \$72,097.

Discussion with questions and answers ensued regarding grant vs. non-grant portion of cost, training, location of install, vendor, and time to fill tanks.

Motion JOHNSON moved to recommend to City Council the purchase of an SCBA fill station from West Shore Fire in the amount not to exceed \$72,097.

Supported by CARTWRIGHT.

VOTE: Yes: All
No: None

Motion carried (5-0)

- e. **Consider the Approval of Station Modernization Plan for Stations 1, 2, and 3.** This item was presented by Fire Department Chief Adam Massingill.
 - a. Over the last 20 years, the Fire Department has transitioned from a paid on-call to a full-time Fire Department.
 - i. Operates out of three stations.
 - ii. Three shifts working 24 hours at a time.
 - 1. Existing stations were not designed for 24-hour staffing.
 - b. Plans began in 2021 for Stations 1 and 3.
 - i. In early 2022, Redstone Architects were awarded the contract to design modernizations of those two locations.
 - c. Plan for station 2 began in January 2023 with the Fire Department administrative staff moving to a new administrative building.
 - i. The Spicer Group was awarded the design contract in 2023 and worked concurrently on the design and layout.

- d. Purpose of the modernization projects and focus of design work was to improve service delivery, productivity, and working conditions.
 - i. Station designs incorporated decontamination and isolation of carcinogens through a hot, warm, and cold zone model that will help reduce cancer risk for firefighters.
- e. Designs were completed in mid-2024.
 - i. Budget estimates were set at \$3.5 million dollars and sent to bid.
- f. Shaw Construction and Management selected for all three projects at a combined cost of \$3,317,450.
- g. Funding through a combination of budget requests, grants, and Tax Increment Finance Authority supplemental funding.
 - i. Combined funding through all sources totals \$3,465,237.
- h. Staff recommends to the Public Safety Advisory Committee the approval to move forward to present to City Council with the recommendation to complete modernization of Fire Stations 1, 2, and 3 by Shaw Construction and Management in the combined bid award amount of \$3,317,450.

Lengthy discussion with questions and answers ensued regarding timing of project, presentation of bid amounts, operating out of Station 2, holiday traffic in Station 3's area, and grant requirements.

Motion HAWKINS moved to recommend to City Council approval for Shaw Construction and Management to complete modernization of Fire Stations 1, 2, and 3, for a combined amount of \$3,317,450.

Supported by JOHNSON.

VOTE: Yes: All
No: None

Motion carried (5-0)

REPORTS FROM THE DEPARTMENTS

- a. **Police Department Report.** Police Chief Ryan Gagnon presented an update on recent LEIN Audit results, events, and staffing issues regarding the challenges of pay and opportunities.
- b. **Fire Department Report.** Fire Chief Adam Massingill presented an update on strategic planning and staffing.

Motion BOELTER motioned to adjourn the meeting.

Supported by HAWKINS.

VOTE: Yes: All
No: None

Motion carried (5-0)

ADJOURNMENT 6:16 PM.

Respectfully Submitted,
Nick Krystyniak
Police Department Clerk



CITY OF AUBURN HILLS

CITY COUNCIL AGENDA

MEETING DATE: NOVEMBER 25, 2024

AGENDA ITEM NO 7B

CITY CLERK'S OFFICE

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Laura M. Pierce, City Clerk
Submitted: November 19, 2024
Subject: Motion – To approve the 2025 Fee Schedule.

INTRODUCTION AND HISTORY

Every year, the Fee Schedule is reviewed by each department and adjusted to reflect projected costs. The following departments have proposed revisions to the fee schedule. These changes will be effective January 1, 2025.

City Clerk's Office

- The City Clerk's Office no longer provides notary services for the personal documents of residents, non-residents and businesses, therefore that item has been removed. The City Clerk's Office continues to provide notary service for documents related to City business at no charge.

Community Development:

- Changes to the Woodlands Consultant fees were added per contract.
- Changes to engineering fees were added to address inflationary costs.
- Changes to development application fees were added to address inflationary costs associated with public notice mailings and advertisements in the Oakland Press.

Department of Public Works

- The increase in water rates is being passed on as our costs to purchase water from GLWA have been steadily rising.
- The main reason for the increase in sewage rates is due to some multi-million dollar projects coming from WRC. These projects will total in the millions of dollars over the next few years, and a portion of these costs are being passed down to the customers. These infrastructure enhancement projects are part of the overall system and each community is sharing in a portion of the cost.
- The driving factor for the increase in other cost increases such as meters are the rising costs to purchase these supplies. Similar to other material costs, they have been steadily increasing and the cost of the material price increases is being passed to our customers.

Fieldstone Golf Club

- Adjusted timing of In-Season Rates to accurately reflect spring and fall aerification schedules and align with market competition.
- Eliminated Twilight as an In Season rate and allow 9-hole dynamic pricing to drive rate based on forecasted demand.
- Adjusted Non-Resident Outing and Event Rate by +\$5.00 Per Player in an effort to grow segment gross revenue and net operating profit.

Fire Department

- The changes noted on the first two pages directly reflect information received from Fire Safety Consultants, Inc. (FSCI). Some fees increased and others decreased. They also added new fees in the detection plan

review. These are indicated with “new fee”. Again, these changes are directly from FSCI that are being passed along to the businesses.

- For EMS, the Fire Department consulted with its billing company, Mobile Health Resources (MHR). The increases match the Blue Cross Blue Shield rates for reimbursement.
- The increase for non-resident community education programs reflects the increased cost of materials including the cost of the card showing completion of the class. That cost is directly from the American Heart Association (AHA).

Recreation & Senior Services Department

- Day Camp Fees – increase, more competitive but still cheaper than any surrounding camps
- Site Meals-under 60 – decrease due to change in grant
- Rentals - Sunday rates increased. It has not been increased for a couple of years, still reasonable compared to other places
- Administrative Cancellation or Date Change fees comparable to other places
- Nonresident Corporate -canceled due to inactivity
- Hawk Woods Lodge increase – comparable to Community Center Banquet Room fees

There are no proposed changes to the Assessing, Police Department, and Treasurer/Finance fee schedules.

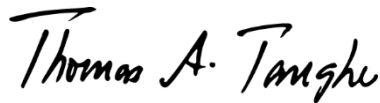
STAFF RECOMMENDATION

Staff recommend approval of the 2025 Fee Schedule.

MOTION

Move to adopt the 2025 City of Auburn Hills Fee Schedule as submitted.

I CONCUR:



THOMAS A. TANGHE, CITY MANAGER



2025 FEE SCHEDULE





2025 FEE SCHEDULE

DRAFT

ASSESSOR'S OFFICE		CURRENT FEE	PROPOSED FEE
APPLICATION FEES			
IFEC – Industrial Facilities Exemption	\$	800.00	
IFEC – Transfer		400.00	
IDD, PRD, or CRD – Development Districts		600.00	
PA 328 Tax Exemption		800.00	
Tool & Die Recovery Zone		800.00	
GENERAL			
Record Cards – each	\$	1.00	
Flood Plain Maps – each	\$	1.00	
Tax Maps			
11" x 17"	\$	1.50	
8.5" x 11"	\$	1.50	
Property Transfer Affidavits (current or prior year only)	\$	0.50	
Sales Reports – per page	\$	1.00	
Valuation Records – each	\$	1.25	
Database Reports			
Per-hour rate for compilation	\$	25.00	
Printing – per page	\$	0.10	
Copying on CD	\$	1.00	
Minimum charge per report	\$	25.00	
LEGAL DESCRIPTION CHANGES			
Residential Lot Split or Combination not requiring application	\$	60.00	
Commercial/Industrial Lot Split or Combination not requiring application	\$	90.00	



2025 FEE SCHEDULE

DRAFT

CITY CLERK		CURRENT FEE	PROPOSED FEE
CEMETERY FEES			
Lot – none available			
General	\$	250.00	
Property Owners & Residents of 5 or more years	\$	150.00	
Grave Opening & Closing			
Weekdays	\$	800.00	
Saturday	\$	PLUS 200.00	
Cremation Opening & Closing			
Weekdays	\$	400.00	
Saturdays	\$	PLUS 200.00	
Footings			
24” wide (single)	\$	225.00	
36” wide (double)	\$	235.00	
48” wide	\$	245.00	
Over 48” wide	\$	255.00	
FOIA FEES			
Per Page Copy Charge (Plus labor, billed as noted below)	\$	0.10	
Out-Source Copying (Plus labor, billed as noted below)		Actual Cost	
Flash Drive (Plus labor for reproduction as noted below)	\$	Actual Cost	
Labor	Billed at the hourly rate of the lowest paid employee capable of retrieving the information, which wage shall include the cost of fringe benefits paid to the employee by the employer.		
Postage	Actual realized cost of postage/transmittal rate		
Deposit (Required when cost anticipated exceeds \$50.00)	One-Half total estimated cost		
It merits note that fees and/or costs of certain public records which have been established by ordinance or resolution of City council and which are the actual and regular fees and/or costs charged for the sale of such public records, shall be billed to the requestor at the established charge. Per PA 442 we cannot charge for any responses that take less than 15 minutes to complete. There is a separate fee schedule for FOIA.			
GENERAL			
Copies Per Page	\$	0.10	
Video Tape/City Council		Duplication Cost	



2025 FEE SCHEDULE

DRAFT

CITY CLERK	CURRENT FEE	PROPOSED FEE
LICENSES		
Adult Use Marijuana Establishments Non-refundable, annual application/administrative fee	\$ 5,000.00	
Concessionaires	\$ 100.00	
Each additional person	\$ 25.00	
Hotel – Fee for 2-year license	\$ 250.00	
Late Fee for Renewals	\$ 100.00	
Smoking Lounge		
New	\$ 250.00	
Renewal	\$ 100.00	
Late Fee for Renewals	\$ 100.00	
Trash Haulers – Annual Fee	\$ 250.00	
Each additional Truck	\$ 100.00	
Late Fee for Renewals	\$ 100.00	
Used Car Lot – Annual Fee	\$ 250.00	
Late Fee for Renewals	\$ 100.00	
iChat background check – peddlers, vendors, etc. Paid by vendor		
MARRIAGE CEREMONY		
Performance of marriage ceremony by Mayor	\$ 50.00	
MASSAGE PARLOR		
Application & Inspection Fee – Business	\$ 250.00	
Application & Inspection Fee – Masseuse	\$ 50.00	
Renewal Business Fee	\$ 100.00	
Renewal Masseuse Fee	\$ 25.00	
NOTARY SERVICES		
Auburn Hills – Resident/Property Owner/Business Owner		
–First Act		7.00
–Each subsequent Act unrelated to City business	\$	5.00
Non-Resident		
–First Act	\$	10.00
–Each subsequent Act	\$	7.00
Documents related to City business		n/c



2025 FEE SCHEDULE

DRAFT

COMMUNITY DEVELOPMENT		CURRENT FEE	PROPOSED FEE
ENGINEERING PLAN REVIEW			
Single Family New Construction - Plot Plan Review	\$	600.00	750.00
All Other Plan Reviews		2.2%	
Minimum Engineering Fee	\$	1,450.00	1,500.00
SITE PLAN REVIEW – BASE FEE FOR ADMINISTRATIVE PROCESSING			
Base Fee for Site Plans Requiring Public Review <i>(includes City costs associated with placing notice in Oakland Press, mailing notice to properties within 1,000 feet, public meetings, and staff review.</i>	\$	1,400.00 plus 600.00 for each Special Land Use request plus 1,500.00 for combined PUD Step 1 & 2 application	1,500.00 plus 750.00 for each Special Land Use request plus 1,500.00 for combined PUD Step 1 & 2 application
Base Fee for Site Plan Reviewed Administratively By Staff	\$	600.00	
SITE PLAN REVIEW – CIVIL ENGINEERING AND WOODLAND CONSULTANT PASS-THROUGH COSTS <i>(In addition to Site Plan Review base fee)</i>			
Civil Engineering Consultant		2,750.00 plus 50.00 per acre	3,000.00 plus 50.00 per acre
Woodlands Consultant			
<u>Part One – Field Inspection and Woodland Report</u>			
<u>Field Inspection Fee</u>			
0.0 – 3.9 Acres	\$	1,000.00	1,030.00
4.0 - 9.9 Acres		1,350.00	1,391.00
10.0 – 14.9 Acres	\$	1,750.00	1,803.00
15.0 – 24.9 Acres	\$	2,250.00	2,318.00
25.0 + Acres	\$	2,750.00	2,833.00
<u>Report Fee</u>			
All Sites		200.00 plus 1.00 per regulated tree up to 1,000 trees plus 0.50 per regulated tree above 1,000 trees	206.00 plus 1.00 per regulated tree up to 1,000 trees plus 0.50 per regulated tree above 1,000 trees



2025 FEE SCHEDULE

DRAFT

COMMUNITY DEVELOPMENT		CURRENT FEE	PROPOSED FEE
Woodlands Consultant (cont)			
<u>Part Two</u> - Inspection of Tree Installation for Conformance with Approved Site Plan			
<u>Field Inspection Fee</u>			
0.0 – 3.9 Acres	\$	1,000.00	1,030.00
4.0 - 9.9 Acres	\$	1,350.00	1,391.00
10.0 – 14.9 Acres	\$	1,750.00	1,803.00
15.0 – 24.9 Acres	\$	2,250.00	2,318.00
25.0 + Acres	\$	2,750.00	2,833.00
<u>Report Fee</u>			
All Sites		350.00 plus 1.00 per landscape/ replacement tree installed up to 1,000 trees plus 0.50 per landscape/ replacement tree installed above 1,000 trees	361.00 plus 1.00 per landscape/ replacement tree installed up to 1,000 trees plus 0.50 per landscape/ replacement tree installed above 1,000 trees
Woodlands Consultant – per hour	\$	130.00	134.00
Revised Site Plan Review (Administrative)	\$	Consultant(s) costs plus 25%	
ZONING AND OTHER DEVELOPMENT RELATED FEES			
Cell Tower Co-Location Review	\$	515.00	
Special Land Use Review – Stand-alone request without Site Plan	\$	1,250.00	1,500.00
Planned Unit Development (PUD)			
Step #1 Only	\$	3,605.00	3,750.00
Step #2 Only – See Site Plan Review Fee Note: Combined PUD Step #1 and #2 shall pay Site Plan Review Fee			
Special Mtg. Fee (if requested) charged in addition to above Review Fees	\$	725.00	
Site Plan Extension Fee	\$	425.00	500.00
Traffic Study Impact Review		Actual cost of City consultant review	



2025 FEE SCHEDULE

DRAFT

COMMUNITY DEVELOPMENT		CURRENT FEE	PROPOSED FEE
City Attorney Review of Legal Documents – per hour	\$	145.00	
Rezoning Application <i>(includes City costs associated with placing notice in Oakland Press, mailing notice to properties within 1,000 feet, public meetings, and staff review)</i>	\$	1,250.00	1,500.00
Temporary Event Permit – Administrative (codes 5, 10)	\$	52.00	
Temporary Event Permit – Public Review <i>(includes City costs associated with placing notice in Oakland Press, mailing notice to properties within 1,000 feet, public meetings, and staff review)</i>	\$	1,250.00	1,500.00
Temporary Permit – flower/produce stand, holiday sales lots, batch plants			
Flat Rate (note: non-profit holiday sales lots shall pay flat rate only)	\$	52.00	
Weekly Rate (charged per week, or fractionally thereof, and in addition to Flat Rate)	\$	21.00	
Land Exchange	\$	710.00	
Land Division			
Residential	\$	875.00	
Commercial	\$	1,030.00	
Street Tree Program (escrowed deposit/payment into Tree Fund per protected tree)	\$	380.00	
ZONING BOARD OF APPEALS			
One Family Residential	\$	250.00	
All Other Zoning Districts <i>(includes City costs associated with placing notice in Oakland Press, mailing notice to properties within 1,000 feet, public meeting, and staff review)</i>	\$	1,250.00	1,500.00
BUILDING SERVICES			
Application Fees – Non-Refundable (not credited to Building Permit Fee)			
Residential Permit	\$	31.00	
Non-Residential/Commercial Permit	\$	310.00	
Sign Permit	\$	31.00	
All Permit Renewals	\$	52.00	



2025 FEE SCHEDULE

DRAFT

COMMUNITY DEVELOPMENT		CURRENT FEE	PROPOSED FEE
Building Permit – including sign (calculated on \$1,000 of Estimated Value Fee for both Residential and Non-Residential) *Shall not be less than values given by ‘Building Valuation <i>Data</i> Report”, ICC			
\$0 - \$499	\$	86.00	
\$500 - \$49,000	\$	86.00	
Plus additional incremental fee for every \$1,000 over Valuation of \$500	\$	9.00	
\$50,000 - \$199,999	\$	425.00	
Plus additional incremental fee for every \$1,000 over Valuation of \$50,000	\$	7.00	
Over \$200,00	\$	1,115.00	
Plus additional incremental fee for every \$1,000 over Valuation of \$200,000	\$	6.00	
Building Plan Review – New construction (both Residential and Non-Residential) *Does not apply to single family residential addition/alteration			
\$499,999 and below	\$	0.0044	
\$500,000 and above	\$	2,015.00	
Over \$500,000	\$	0.0019	
Single Family Residential	\$	118.00	
Commercial Plan Review – minimum fee	\$	318.00	
Demolition Permit – per structure	\$	107.00	
Mobile Home Installation Permit	\$	107.00	
Special Inspection/Tenant Occupancy	\$	576.00	
Building Plans Microfilming –fee per sheet	\$	2.10	
Re-Inspection (charged if job is not ready when inspection is ordered)	\$	59.00	
Builders License Registration	\$	27.00	
Construction Board of Appeals Meeting	\$	1,030.00	
After Hours Construction Permit	\$	81.00	
Zoning Approval/Verification Permit	\$	26.00	
PLUMBING PERMITS			
Application Fee – Non-Refundable (not credited to Plumbing Permit Fee)	\$	31.00	
Registration for Plumbing Contractor Fee	\$	6.00	



2025 FEE SCHEDULE

DRAFT

COMMUNITY DEVELOPMENT			CURRENT FEE	PROPOSED FEE
Residential New Home Construction				
0-4,000 sq. ft.	\$		0.16	
4,001 sq. ft. and above each additional 500 sq. ft.	\$		57.00	
Minimum Permit Fee for New Home Construction	\$		155.00	
Standard mechanical Inspections				
Underground Inspection	\$		34.00	
Rough Inspection	\$		34.00	
Minimum Permit Fee	\$		72.00	
The fee for each of the following inspection shall be	\$		11.00	
Stack/Air Admittance Valve	Disposal	Shower Trap	Valve	
Sump or Interceptor	Bathtub	Humidifier	Ice Maker	
Water Closet	Lavatory	Hose Bibs	Tile	
Dental Chair	Laundry Wall Box	Water Softener	Roof sumps	
Urinal	Laundry Stand Pipe	Auto Washer	Well Pump	
Sink	Floor Drain	Laundry Tray Pump	Catch Basin	
Water heater	Drinking Fountain	Grease Trap	Manhole	
Dishwasher	Soda Bar	Coffee Urn	Garbage Sumps	
Domestic Water Treatment	Misc. Fixtures (not in itemized list)			
Lawn Sprinkler	\$		29.00	
Crock to Iron	\$		23.00	
Back Flow Prevention	\$		29.00	
Special Inspection	\$		57.00	
Swimming Pool	\$		34.00	
Tenant Occupancy Inspection	\$		57.00	
Plumber License Regulation	\$		2.00	
Steam & Chill Water fixture	\$		34.00	
Sewer Ejector	\$		19.00	
Modular Homes	\$		79.00	
Storage Tanks	\$		34.00	
Re-Inspection (charge if job is not ready when inspection is ordered)	\$		52.00	
Medical Gas System	\$		48.00	



2025 FEE SCHEDULE

DRAFT

COMMUNITY DEVELOPMENT		CURRENT FEE	PROPOSED FEE
Water Distribution System – Distribution pipe size at meter, 100 ft. or less			
3/4"	\$	19.00	
1"	\$	23.00	
1 1/2"	\$	29.00	
2"	\$	45.00	
3"	\$	57.00	
4"	\$	67.00	
Over 4"	\$	80.00	
Plus incremental charge for each additional 100 ft. of pipe	\$	11.00	
Storm Drains, Sanitary and Process Waste inside buildings, underground and inside conductor drains – first 200 feet			
6" or less	\$	39.00	
8" maximum	\$	57.00	
10" maximum	\$	67.00	
12" maximum	\$	90.00	
14" maximum	\$	106.00	
16" maximum	\$	125.00	
18" maximum	\$	139.00	
18" or over	\$	157.00	
Plus incremental charge for each additional 100 ft. or fraction thereof	\$	9.00	
MECHANICAL PERMITS			
Application Fee – Non-Refundable (not credited to Mechanical Permit Fee)	\$	31.00	
Registration for Mechanical Contractor Fee	\$	16.00	
New Residential Homes			
Up to 2,000 sq. ft.	\$	0.16	
2,001 sq. ft. and over per each additional 500 sq. ft.	\$	57.00	
Minimum Permit Fee – New Construction *50% surcharge added if work commences prior to permit issuance	\$	155.00	
Minimum Mechanical Permit Fee	\$	72.00	
Underground/Rough/Final Inspection	\$	34.00	



2025 FEE SCHEDULE

DRAFT

COMMUNITY DEVELOPMENT		CURRENT FEE	PROPOSED FEE
Gas Fire Heating Equipment			
Furnace or Boiler – NEW Installation – Standard System			
0 – 400,000 BTU*	\$	51.00	
Duct or Radiation System	\$	40.00	
Gas piping 0-100'	\$	28.00	
Each additional 50' or part thereof	\$	13.00	
Furnace or Boiler REPLACEMENT			
0 – 400,000 BTU*	\$	45.00	
Duct or Radiation Alteration	\$	34.00	
Furnace or Boiler NEW Installation – Commercial System			
0 – 400,000 BTU* Unit Heaters	\$	51.00	
Duct System	\$	40.00	
0 – 150,000 Tubular heaters/Infrared	\$	33.00	
Blowers and Fans (ventilation or exhaust)			
Under 10,000 c.f.m.	\$	28.00	
10,000 c.f.m. & over	\$	45.00	
Duct systems	\$	40.00	
Refrigeration (other than comfort cooling)			
1 H.P. to 5 H.P. each unit	\$	40.00	
5 H.P. and over	\$	62.00	
Combination Roof Heating and Cooling			
Self-Contained Units			
0 – 60,000 BTU*	\$	57.00	
60,001 – 1,500,000 BTU*	\$	85.00	
Remote Systems (Split Systems)			
0 – 120,000 BTU*	\$	67.00	
120,000 – 200,000 BTU*	\$	90.00	
Each additional 200,000 BTU* or fraction thereof	\$	7.00	
Fuel Tanks (oil or other) Underground			
0 – 5,000 gallons	\$	51.00	
5,001 – 50,000 gallons	\$	67.00	
50,001 – 200,000 gallons and over	\$	90.00	



2025 FEE SCHEDULE

DRAFT

COMMUNITY DEVELOPMENT		CURRENT FEE	PROPOSED FEE
Other			
Fireplace	\$	45.00	
Fire Damper – 1 st damper	\$	23.00	
Each additional damper	\$	13.00	
Humidifier	\$	28.00	
Air Cleaner	\$	28.00	
Chimney Liner/Pre-Fab Chimney Liner	\$	34.00	
V.A.V. Box – 1 st box	\$	34.00	
Each additional box	\$	18.00	
Duct Smoke Detector – 1 st detector	\$	18.00	
Each additional detector	\$	9.00	
Clothes Dryer – 1 st dryer	\$	28.00	
Each additional dryer	\$	13.00	
Range Hoods	\$	28.00	
Bath Fans – 1 st fan	\$	18.00	
Each additional fan	\$	9.00	
Contractor Registration	\$	16.00	
Make Up Air	\$	18.00	
Re-Inspection (charge if job is not ready when inspection is ordered)	\$	57.00	
Tenant Occupancy Inspection – Special	\$	57.00	
Water heater	\$	18.00	
Chiller	\$	52.00	
Miscellaneous Items (not listed on itemized list)	\$	23.00	
ELECTRICAL PERMITS			
Application Fees – Non-Refundable (not credited to Electrical Permit Fee)	\$	31.00	
Registration for Electrical Contractor Fee	\$	26.00	
New Residential Home			
Up to 2,000 sq. ft. – per each sq. ft.	\$	0.03	
Over 2,001 sq. ft. – above fee plus additional for each 500 sq. ft.	\$	57.00	



2025 FEE SCHEDULE

DRAFT

COMMUNITY DEVELOPMENT		CURRENT FEE	PROPOSED FEE
Minimum Permit Fee for New Home	\$	155.00	
Underground/Rough/Final Inspection *50% surcharge added if work commences prior to permit issuance	\$	34.00	
Minimum Electrical Permit Fee	\$	72.00	
Standard Electrical Permits			
0 – 400 amp Service – 1 PH or 3 PH	\$	45.00	
Over 400 amp Service (for each 100 amp)	\$	13.00	
Temporary Service on Pole	\$	45.00	
Range, Oven, Water Heater, Heating Plant – per each unit	\$	13.00	
All Motors	\$	23.00	
Minor Repairs	\$	18.00	
Change Service Wiring	\$	18.00	
Relocate Service	\$	18.00	
Reconnect Gasoline Pump Motor – per each location	\$	51.00	
Air conditioner	\$	34.00	
Each Circuit	\$	11.00	
Electric Heat – per unit	\$	18.00	
Sub Panels	\$	13.00	
Under Floor, Panel Feeders, Mains, Bus ducts, Trench, etc. (open)			
First 100 feet or less	\$	23.00	
Over 100 feet – above fee plus additional incremental fee for each additional 100 feet	\$	13.00	
Fixtures (sockets)			
1 – 25 fixtures	\$	13.00	
Each additional 25 fixtures or fraction thereof	\$	11.00	
Lighting Pole and Base Inspection	\$	11.00	
Signs	\$	45.00	
Residential Generator	\$	85.00	
Commercial Generator	\$	168.00	
Furnace	\$	13.00	



2025 FEE SCHEDULE

DRAFT

COMMUNITY DEVELOPMENT		CURRENT FEE	PROPOSED FEE
Up to 10 Stations and Signals	\$	80.00	
11 to 20 Stations and Signals	\$	157.00	
Over 20 Stations and Signals – each	\$	13.00	
Data Telecommunication Outlets	\$	11.00	
ORDINANCE ENFORCEMENT FEES			
Re-Inspection Fee (charged if job not ready when inspection ordered)	\$	57.00	
Vacant Residential Home Registration	\$	200.00	
Rental Home Registration		200.00	
Rental Home – Permit to Occupy		50.00	
Rental Home Registration – Additional Late Fee (30 days past due)		100.00	
Staff Inspection for Vacant Home or Rental Home Registration		155.00	
Tenant Occupancy Inspection/Special	\$	57.00	
Miscellaneous Not Covered Above	\$	57.00	
Grass/Weed Cut – Inspection/Processing Fee – per cut	\$	115.00	
Sidewalk/Pathway Snow Removal Abatement – Inspection/Processing Fee – per plow		\$115.00	
Backyard Chicken Permit	\$	31.00	
MISCELLANEOUS ITEMS			
City Map with Street Index	\$	2.00	
Zoning Map	\$	8.00	
RESTITUTION FEES			
Personnel – per hour			
Community Development Director	\$	70.25	
Building Official	\$	59.33	
Building Inspector	\$	53.11	
Code Enforcement Officer	\$	48.15	
Clerical	\$	40.95	



2025 FEE SCHEDULE

DRAFT

DEPARTMENT OF PUBLIC WORKS		CURRENT FEE	PROPOSED FEE
WATER RATES			
<i>Water service shall be charged to all users in the City of Auburn Hills based on the amount of water consumed as measured by the City's meter located at each respective premises and shall be billed per cubic foot at the rates shown below for all water used, plus the existing rate charge for fire lines, and the unit factor shall be zero.</i>			
Water Serve Rate Per Cubic Foot			
<u>1% 0%</u> increase effective January 1, <u>2024-2025</u>	\$.05543	.05598
Irrigation—Only Water Service Rate Per Cubic Foot			
<u>1% 0%</u> increase effective January 1, <u>2024-2025</u>	\$.06543	.06598
Sewer Service Rate Per Month – For Users Not Connected to City Water System			
0% increase effective January 1, <u>2024-2025</u>	\$	43.31	
Sewer Service Rate Per Cubic Foot – For Users Connected to City Water System			
<u>5% 1%</u> increase effective January 1, <u>2024-2025</u>	\$.05057	.05310
Water Bill Late Fee		3% Compounding	
LATERAL – WATER/SANITARY SEWER			
Residential Water	\$	1,000.00	
Commercial Industrial Water – Per Front Foot	\$	13.00	
Residential Sewer	\$	2,000.00	
Commercial Industrial Sewer – Per Front Foot	\$	25.00	
CAPTIAL – WATER/SANITARY SEWER			
Water – Per Unit	\$	500.00	
Sewer – Per Unit	\$	2,500.00	
WATER SERVICE TAP			
¾"	\$	1,590.00	deleted item
1"	\$	1,800.00	1,900.00
1 ½"	\$	2,200.00	2,300.00
2"	\$	2,800.00	
Per linear foot over 60 feet	\$	22.00	25.00



2025 FEE SCHEDULE

DRAFT

DEPARTMENT OF PUBLIC WORKS		CURRENT FEE	PROPOSED FEE
INSPECTIONS			
Water Service	\$	100.00	
Sewer Service	\$	100.00	
Final Residential – New Construction (includes 2 inspections)	\$	100.00	
Additional inspections (residential)	\$	50.00	
Final Commercial – New Construction (includes 2 inspections)	\$	200.00	
Additional Inspections (commercial)	\$	75.00	
Sump Line Inspection		100.00	
WATER METERS – NEW			
¾"	\$	360.00	390.00
1"	\$	485.00	500.00
1 ½"	\$	1,100.00	1,250.00
2"	\$	1,400.00	1,600.00
3"	\$	2,300.00	2,400.00
4"	\$	3,500.00	2,900.00
6"	\$	6,000.00	5,500.00
WATER METERS – EXISTING			
¾"	\$	190.00	210.00
1"	\$	300.00	325.00
1 ½"	\$	850.00	1,000.00
2"	\$	1,150.00	1,300.00
3"	\$	1,900.00	2,200.00
4"	\$	2,900.00	2,500.00
6"	\$	4,900.00	
MIU	\$	140.00	
SIDEWALK & CURB CUT & DRIVE APPROACH INSPECTION			
Inspection Fee	\$	100.00	
PARKING LOT INSPECTION FEE			
Inspection Fee		100.00	
DITCH ENCLOSURE INSPECTION			
Inspection Fee	\$	100.00	
PARKING LOT REPAVING PERFORMANCE BOND		1,000.00	
PARKING LOT STENCIL USAGE FEE		25.00	



2025 FEE SCHEDULE

DRAFT

DEPARTMENT OF PUBLIC WORKS	CURRENT FEE	PROPOSED FEE
INSPECTION ENGINEERING		
Inspection Fees Deposit – based on estimated construction cost		
Inspection Administrative Fees – based on estimated inspection fees deposit	10%	
Utility Review Permit Fee	550.00	
HYDRANT PERMIT		
Deposit – 3” Meter (Remote)	\$ 1,755.00	1,800.00
Deposit – 1” Meter (Remote)	\$350.00	400.00
Deposit – 3” Meter (DPW)	\$350.00	
Deposit – Hydrant Meter Wrench	\$35.00	
Hydrant Meter Rental Fee per month	\$ 50.00	
HYDRANT FLOW TEST	\$ 200.00	
FIRELINE FLUSH UTILITY	\$ 423.00	
DISCONNECTS		
Inspection – Required <u>if not performed by the City</u>	\$ 100.00	
Water (option to be performed by City)	\$ 900.00	
Sanitary (option to be performed by City)	\$ 1,000.00	
WATER SERVICE TURN OFF/ON (Each Visit)		
Regular Hours	\$ 40.00	
After Hours & Saturdays	\$ 140.00	
Sundays & Holidays	\$ 175.00	
UNAUTHORIZED WATER USE		
Per Incident	\$ 500.00	
WATER METER TEST		
Accurate	\$ 100.00	
If inaccurate by 2 ½% or more	No Charge	
IMPOUND STORAGE FEE – per day	\$ 10.00	



2025 FEE SCHEDULE

DRAFT

FIELDSTONE GOLF CLUB	CURRENT FEE			PROPOSED FEE
*Resident-Res *Regular-Reg	Res		Reg	
IN SEASON RATES (May 2 11 – September 15 28)				
<i>Monday - Thursday</i>				
9 Holes (Greens Fee, Cart Fee and GPS)	29.00		37.00	
18 Holes (Greens Fee, Cart Fee and GPS)	48.00		66.00	
Twilight (Memorial Day to Labor Day after 6:00 PM)	26.00		30.00	delete item
Outing and Event Rate (Greens Fee, Cart Fee, GPS, Range)	54.00		72.00	77.00
<i>Friday - Sunday & Holidays</i>				
9 Holes (Greens Fee, Cart Fee and GPS)	30.00		41.00	
18 Holes (Greens Fee, Cart Fee and GPS)	53.00		71.00	
Twilight (Memorial Day to Labor Day after 6:00 PM)	31.00		37.00	delete item
Outing and Event Rate (Greens Fee, Cart Fee, GPS, Range)	59.00		79.00	82.00
Senior & Junior Rates – Walking (55 & over, 17 & under)				
<i>Mon – Fri before 10:00 AM</i>				
9 Holes Regular	10.00		19.00	
18 Holes Regular	20.00		28.00	
Senior & Junior Rates – (55 & over, 17 & under)				
<i>Mon – Fri before 10:00 am</i>				
9 Holes (Greens Fee, Cart Fee and GPS)	17.00		27.00	
18 Holes (Greens Fee, Cart Fee and GPS)	31.00		41.00	
SPRING RATES (Open – May 1 10) & FALL RATES (September 29 16 – Close)				
<i>Monday - Thursday</i>				
9 Holes (Greens Fee, Cart Fee and GPS)	26.00		33.00	
18 Holes (Greens Fee, Cart Fee and GPS)	41.00		51.00	
Outing and Event Rate (Greens Fee, Cart Fee, GPS, Range)	47.00		57.00	62.00
<i>Friday – Sunday & Holidays</i>				
9 Holes (Greens Fee, Cart Fee and GPS)	27.00		34.00	



2025 FEE SCHEDULE

DRAFT

FIELDSTONE GOLF CLUB	CURRENT FEE			PROPOSED FEE
18 Holes (Greens Fee, Cart Fee and GPS)	43.00		56.00	
Outing and Event Rate (Greens Fee, Cart Fee, GPS, Range)	49.00		62.00	67.00
Senior & Junior Rates – Walking (55 & over, 17 & under)				
<i>Mon – Fri before 10:00 AM</i>				
9 Holes Regular	10.00		19.00	
18 Holes Regular	20.00		28.00	
Senior & Junior Rates – (55 & over, 17 & under)				
<i>Mon – Fri before 10:00 AM</i>				
9 Holes Regular (Greens Fee, Cart Fee and GPS)	16.00		26.00	
18 Holes Regular (Greens Fee, Cart Fee and GPS)	26.00		36.00	
All Regular Rates are dynamically priced (+40% to -40%) based on forecasted demand 30-day booking window Walking permitted at all times at regular rate if after 10:00 AM Monday - Friday Rates subject to change				



2025 FEE SCHEDULE DRAFT

FIRE DEPARTMENT		CURRENT FEE	PROPOSED FEE
DETECTION PLAN REVIEW – per device count			
1 to 20	\$	250	255
21 to 40	\$	525	520
41 to 60	\$	835	845
61 to 80	\$	1,010	1,050
81 to 100	\$	1,210	1,200
101 to 120 (new fee)	\$		1,350
121 to 140 (new fee)	\$		1,500
141 to 160 (new fee)	\$		1,700
161 to 180 (new fee)	\$		1,800
Over 180 100: \$1,210 plus \$6.90 each additional over 100	\$	\$1,210 + 6.90 per device over 100	\$1,800 + \$6.65 per device over 180
DETECTION PERMIT FEES – per device count			
1 to 10	\$	160	
11 to 25	\$	255	
26 to 50	\$	485	
51 to 75	\$	750	
76 to 100	\$	825	
101 to 125	\$	1,120	
Over 125: \$1,120 plus \$2.50 for each additional over 125	\$	\$1,120 + \$2.50 for each additional over 125	
The third, and all subsequent follow up inspections	\$	100	
SUPPRESSION SYSTEM REVIEW, AUTOMATIC SPRINKLERS – per sprinkler count			
1 to 20	\$	270	285
21 to 50	\$	535	500
51 to 100 (new fee)	\$	605	595
101 to 150	\$	695	660
151 to 200 (new fee)	\$	810	765
201 to 300	\$	875	820
301 to 400	\$	1,160	1,090
401 to 500 (new fee)	\$	1,205	1,135
Over 500: \$1,205 plus \$1.75 for each additional over 500	\$	\$1,205 + \$1.75 per each additional over 500 sprinklers	\$1,135 + \$1.75 for each sprinkler over 500



2025 FEE SCHEDULE DRAFT

FIRE DEPARTMENT		CURRENT FEE	PROPOSED FEE
SUPPRESSION SYSTEM REVIEW, GAS OR DRY CHEMICAL - Cubic Footage of Protected Area			
0 to 5,000	\$	615	635
5,001 to 10,000	\$	755	765
Over 10,000: \$755 plus \$0.15 per cubic foot over 10,000	\$	\$755 + \$0.15 per cubic foot over 10k	\$765 + \$0.10 for each cubic foot over 10k
SUPPRESSION SYSTEM REVIEW, RESTAURANT WET CHEMICAL			
1 to 10 nozzles	\$	360	390
11 to 20 nozzles	\$	490	515
21 to 30 nozzles	\$	620	645
Over 30 nozzles: \$620 plus \$13.40 for each additional over 30	\$	\$620 + 13.40 per additional nozzle over 30	\$645 + \$12.70 per additional nozzle over 30
SUPPRESSION SYSTEM REVIEW, Standpipe/Pump Systems - if separate from sprinkler system			
Per standpipe	\$	295	300
Per Fire Pump	\$	265	
SUPPRESSION SYSTEM PERMIT – per device count			
1 to 20 sprinkler heads/nozzles	\$	160	
21 to 50 sprinkler heads/nozzles	\$	255	
51 to 100 sprinkler heads/nozzles	\$	485	
101-150 sprinkler heads/nozzles	\$	750	
151-200 sprinkler heads/nozzles (new fee)	\$	775	
201 to 300 sprinkler heads/nozzles	\$	825	
301 to 400 sprinkler heads/nozzles	\$	975	
401 to 500 sprinkler heads/nozzles (new fee)	\$	1,120	
Over 500: \$1,120 plus \$1.25 each additional over 500	\$	\$1,120 + 1.25 each additional over 500	



2025 FEE SCHEDULE

DRAFT

FIRE DEPARTMENT		CURRENT FEE	PROPOSED FEE
MISC FEES, PREVENTION/SUPPRESSION			
3 rd and subsequent reviews, per hour in 1 hour increments	\$	\$95 per hour with \$160 minimum fee	
Seven (7) day reviews, add 100% to base review fee			
After Hours Inspection, per hour (minimum of 2 hours)	\$	\$95 per hour (also for 3 rd and subsequent inspections)	
BURN PERMIT			
Prescribed Burn Permit	\$	75.00	
HAZARDOUS MATERIAL OPERATING PERMIT			
Permit Waiver Affidavit (Green level)			
Permit Application – (Yellow level)	\$	200.00	
Permit Application – (Red level), Site Specific Plan Required	\$	500.00	
Overdue Payment on 2 nd Invoice - Over 30 Days (Yellow level)	\$	200.00	
Overdue Payment on 2 nd Invoice - Over 30 Days (Red level)	\$	500.00	
PYROTECHNIC DISPLAYS / IMPLOSIONS			
Indoor Pyrotechnics	\$	300.00	
Outdoor Pyrotechnics	\$	2,500.00	
Structural Implosion	\$	300.00	
All subsequent inspections after two pre-event inspections – per hour	\$	100.00	
COMMUNITY EDUCATION PROGRAMS			
Cardiopulmonary Resuscitation/Standard First Aid Course			
Adult CPR – Residents per person	\$	25.00	
Non-residents per person	\$	40.00	50.00
Infant/Child CPR – Residents per person	\$	25.00	
Non-residents per person	\$	40.00	50.00
Basic Life Support CPR – per person	\$	50.00	
Standard First Aid – Resident per person	\$	25.00	
Non-residents per person	\$	40.00	
BLS/CPR Instructor – per person	\$	100.00	
CPR Mannequin Rental – per day	\$	30.00	



2025 FEE SCHEDULE

DRAFT

FIRE DEPARTMENT		CURRENT FEE	PROPOSED FEE
CPR Mannequin Rental — per day — resident	\$	15.00	
CPR Video Rental — per day	\$	25.00	
CPR Video Rental — per day — resident	\$	15.00	
EMS FEES			
Advanced Life Support II	\$	850.00	875.00
Advance Life Support Emergency	\$	675.00	
Advanced Life Support Non-Emergency	\$	525.00	
Basic Life Support	\$	525.00	
Basic Life Support Non-Emergency	\$	400.00	
Treat / No Transport	\$	350.00	
Mileage	\$	14.50	15.49
Oxygen	\$	40.00	
Vehicle Extrication	\$	500.00	
APPARATUS			
Engines	\$	483.00	
Trucks	\$	586.00	
Ambulance	\$	196.00	
Special Response Vehicles	\$	483.00	
Staff Vehicle	\$	30.00	100.00
FIRE ALARM FEE (Per Calendar Year)			
First and Second False Alarm	\$	0.00	
Third through Fifth False Alarm	\$	250.00	
Greater than Five False Alarms	\$	350.00	
RESTITUTION FEES			
Personnel – per hour			
Fire Chief	\$	71.55	
Assistant Fire Chief	\$	66.30	
Administrative Officer	\$	61.50	
Captain - career	\$	48.00	
Lieutenant – career	\$	43.75	
Fire Inspector	\$	57.95	
Fire Fighter – career	\$	42.15	



2025 FEE SCHEDULE

DRAFT

FIRE DEPARTMENT		CURRENT FEE	PROPOSED FEE
Clerical	\$	41.70	
Clerical Holiday	\$	69.30	
Firefighters – paid call	\$	25.30	
Firefighter – paid call Holiday	\$	37.90	
Miscellaneous Equipment – The actual cost of reimbursement for firefighting foams, chemicals, absorbents, storage and containment equipment and other materials as may be required for the control, containment, removal, and/or mitigation of fires or hazardous material spills, leaks or accidents.			
Miscellaneous Services – The actual cost of specialized equipment, materials, or the services of a private contractor, another unit of local government, or a state or federal agency as may be required to respond to incidents which occur in the City of Auburn Hills.			



2025 FEE SCHEDULE

DRAFT

POLICE DEPARTMENT	CURRENT FEE	PROPOSED FEE
CONTRACTED POLICE SERVICES INVOICING		
Per Invoice	\$ 15.00	
CRASH REPORTS		
PPDA Accident Reports,	\$ 15.00	
UD-10,	\$ 15.00	
Fatal Accident Package (+ photo costs below)	Actual cost to reproduce	
DUPLICATION OF DIGITAL RECORDING (VHS, CD, DVD)		
911 Dispatch Recording	Actual cost to reproduce	
Dispatch Recording	Actual cost to reproduce	
In-Car Video	Actual cost to reproduce	
Interview Recording, audio or video	Actual cost to reproduce	
Surveillance	Actual cost to reproduce	
EVIDENCE STORAGE		
Per day charged 14 days after notification of release	\$ 1.00	
FINGERPRINTING	See below	
IMPOUND TOWING ADMINISTRATION FEE	\$ 25.00	
LIQUOR LICENSE		
Investigation	\$ 1,500.00	
Other Investigation	\$ 50.00	
Renewal Fee	\$ 250.00	
Late Renewal Fee	\$ 100.00	
Temporary Special Licenses	\$ 50.00	
PARKING VIOLATIONS		
Fire Lane	\$ 30.00 (late fee 40.00)	
Tow Away Zone	\$ 30.00 (late fee 40.00)	
Parking over 24 Hrs.	\$ 30.00 (late fee 40.00)	
Parking within 500 feet of fire apparatus	\$ 30.00 (late fee 40.00)	
Blocking crosswalk, sidewalk, alley, drive, or Traffic	\$ 30.00 (late fee 40.00)	



2025 FEE SCHEDULE

DRAFT

POLICE DEPARTMENT	CURRENT FEE	PROPOSED FEE
Other	\$ 30.00 (late fee 40.00)	
Improper Parking	\$ 30.00 (late fee 40.00)	
Prohibited Parking	\$ 30.00 (late fee 40.00)	
Parking in front of fire hydrant or station	\$ 30.00 (late fee 40.00)	
Keys in ignition	\$ 30.00 (late fee 40.00)	
Handicapped Area	\$ 50.00 (late fee 60.00)	
PHOTOGRAPHS		
35mm/24 Exposure/Photos – per roll of film		Actual cost to reproduce
Photos on CD – per CD		Actual cost to reproduce
PRECIOUS METAL & GEM DEALER		50.00
SEX OFFENDER REGISTRATION FEE		
Initial registration	\$ 50.00	
Annual registration	\$ 50.00	
FINGERPRINTING		
EMPLOYMENT		
Criminal Justice Employment/Training (MCL 28.214)		NA
Terminal Operator - CJIS Security Policy	\$ 65.00	
Consumer & Industry SVCS, Insurance Bureau (MCL 500.249a)	\$ 65.00	
Licensed Health Care Professional (MCL 333.16174)	\$ 65.00	
School Volunteer (NCPA/VA - Child Protection Volunteer, PL 103-209)	\$ 60.00	
School Employment (NCPA - Child Protection Employment, PL 103-209)	\$ 65.00	
Private Detective (MCL 338.837) – Licensed Employees/Investigators	\$ 65.00	
Private Security Guard (MCL 338.1068) – Private Security Police and Alarm Systems	\$ 65.00	
Third Party Tester (MCL 257.309(1))	\$ 65.00	
LICENSE		
Carry Pistol License NEW (MCL 28.425b)	\$ 25.00	
Carry Pistol License RENEWAL (MCL 28.425I)	\$ 25.00	
Adult Foster Care Licensing (MCL 400.713)	\$ 65.00	



2025 FEE SCHEDULE

DRAFT

POLICE DEPARTMENT	CURRENT FEE	PROPOSED FEE
Consumer & Industry SVCS, Debt Mgmt (MCL 451.416)	\$ 50.00	
Consumer & Industry SVCS, Liquor License (R 436.1525)	\$ 65.00	
Consumer & Industry SVCS, Securities Bureau (MCL 451.602)	\$ 50.00	
Child Care Institution (MCL 722.115c)	\$ 65.00	
Dept of Agriculture, Racing Commission (MCL 431.316) Horse Racing License	\$ 65.00	
Dept of State, Bureau of Auto Reg (MCL 257.248f) – Salvage Dealer License	\$ 65.00	
Dept of State, Driver Education Certification (MCL 256.649)	\$ 65.00	
Home For the Aged Licensing (MCL 333.21313)	\$ 65.00	
Polygraph License (MCL 338.1710)	\$ 65.00	
Home Health Agency and Suppliers (ACA, Section 6401 Medicaid)	\$ 65.00	
Law Enforcement Academy (MCL 28.609b)	\$ 65.00	
Medicaid Providers (ACA, Section 6201)	\$ 65.00	
Medical Marijuana Licensing (MCL 333.27402)	\$ 65.00	
Private Security & Investigator License (MCL 338.837 & .1068) – Owner License	\$ 65.00	
Real ID Act (PL 109-13)	\$ 65.00	
Retired Law Enforcement (MCL 28.515)	\$ 65.00	
Sex Offender Registration (Adam Walsh) *SOR Note		
State Bar License (MCL 600.949)	\$ 65.00	
VULNERABLE POPULATION		
Federal Child Care Act (PL 101-647)	\$ 50.00	
Serve America Act (PL 111-13)	\$ 65.00	
NCPA - Child Protection employment (PL 103-209)	\$ 65.00	
NCPA/VCA - Child Protection volunteer (PL 105-251)	\$ 60.00	
Vulnerable or Impaired Person (MCL 28.274)	\$ 50.00	



2025 FEE SCHEDULE

DRAFT

RECREATION AND SENIOR SERVICES	CURRENT FEE	PROPOSED FEE
	<i>R = RESIDENT</i> <i>NR = NON-RESIDENT</i>	
COMMUNITY HEALTH & WELLNESS EXPO	\$ 50.00	25 Non-Profit 75 Business
RECREATION & SENIOR SERVICES PROGRAMS		
Seasonal programs are offered year-round, and residents pay less per program than non-residents.		
DAY CAMP - FEES ARE PER WEEK		
Full Day Camp - 8am-6pm	\$ R 125 NR 250	R 150 NR 300
CUB CAMP - FEES ARE PER WEEK	\$ R 75 NR 125	NR 150
RECREATION COMMUNITY EVENTS		
Community events are offered year-round		
SENIOR DAILY MEAL PROGRAMS		
Grant suggested donation		
Site Meals - over 60	\$ 3.00	
Site Meals - under 60	\$ 5.00	4.00
Home Delivered	\$ 3.50	
SENIOR SPECIAL MONTHLY THEMED LUNCHEON	\$ 6.00	
SENIOR TRANSPORTATION		
Age 60 and older – One Way	\$ 2.00	
Age 59 and under	\$ 2.00	
Caregiver with Rider - No fee		
SENIOR TRAVEL PROGRAMS		
PROGRAM CANCELLATION FEES		
Cancellation Fee	\$ 10.00	
Day Trips	\$ 10.00	
Extended	\$ 15.00	



2025 FEE SCHEDULE

DRAFT

RECREATION AND SENIOR SERVICES	CURRENT FEE	PROPOSED FEE
COMMUNITY CENTER ROOM RENTALS		
Banquet Rooms – All Rates are Hourly		
Full Seyburn Room – Deposit \$250.00	\$ R 110.00 NR 220.00 Deposit \$250.00	
Sunday/Holiday – Hourly rate in addition to above	\$ R 30.00 NR 30.00	R 40.00 NR 50.00
Date Change /Cancellation Administrative Fee	\$ 30.00	
Half Seyburn Room -Deposit \$250.00	\$ R 55.00 NR 110 Deposit 250.00	
Sunday/Holiday – Hourly rate in addition to above	\$ 30.00	R 40.00 NR 50.00
Date Change /Cancellation Administrative Fee	\$ 30.00	
Gymnasium – All Rates are Hourly		
Full Gym – Deposit \$50.00	\$ R 70.00 NR 140.00 Deposit \$50.00	
Sunday/Holiday – Hourly Rate in addition to above	\$ 30.00	R 40.00 NR 50.00
Date Change /Cancellation Administrative Fee	\$ 30.00	
Half Gym – Deposit \$50.00 <u>Only rented along with a Banquet Room Rental</u>	\$ R 35.00 NR 70.00 Deposit \$50.00	
Sunday/Holiday – Hourly Rate in addition to above	\$ 30.00	R 40.00 NR 50.00
Date Change /Cancellation Administrative Fee	\$ 30.00	
Meeting Room - All rates are hourly.		
Wesson - Deposit \$50.00	\$ R 30.00 NR 60.00 Deposit \$50.00	
Date Change /Cancellation Administrative Fee	\$ 20.00	
Studio Room (Dance/Fitness)	\$ R 25.00 NR 50.00	
Deposit	\$ 50.00	
Date Change /Cancellation Administrative Fee	\$ 30.00	20.00



2025 FEE SCHEDULE

DRAFT

RECREATION AND SENIOR SERVICES	CURRENT FEE	PROPOSED FEE
Fitness Room Pass – Annual		
Resident	\$ NC	
Non-Resident – Individual	\$ 250.00	
Non-Resident – Family	\$ 400.00	
Non-Resident – Corporate (works in Auburn Hills)	\$ 100.00	
MISCELLANEOUS FEES		
Alcoholic Beverage Permit	R 40.00 NR 50.00	
Oakland County Park Permit Set by county/pass through fee	\$ R 30.00 NR 46.00	TBD by County
Oakland County Parks & Huron-Clinton Metro Parks Permit. Set by county – pass through fee	\$ 64.00	TBD by County
Linen Rental – Per Table		
Linen Round Table	\$ 5.00	
Linen Banquet Table	\$ 8.00	
RECREATIONAL FACILITIES		
Rate for all <u>Auburn Hills based</u> non-profits is same as resident rate.		
Park Pavilions - Civic Center, Riverside, Riverwoods		
Full day (dawn – dusk)	\$ R 100.00 NR 200.00	
<u>Date Change /Cancellation Administrative Fee</u>	\$	30.00
Seyburn Pavilion		
Full day	\$ R 200.00 NR 300.00	
<u>Date Change /Cancellation Administrative Fee</u>	\$	30.00
Riverside Park Gazebo		
Full day only	\$ R 50.00 NR 100.00	



2025 FEE SCHEDULE

DRAFT

RECREATION AND SENIOR SERVICES	CURRENT FEE		PROPOSED FEE
Multi-Sport Athletic Field			
Per 2 Hour Game	\$	R 100.00 NR 200.00	
Field Lights – per hour	\$	R 25.00 NR 25.00	
Concession Bldg. – per hour / max \$100 per day	\$	R 20.00 NR 20.00	
Date Change /Cancellation Administrative Fee	\$	30.00	
Ball Diamond			
Per 2 Hour Game	\$	R 60.00 NR 100.00	
Game Preparations – grade & chalk, 1x per day	\$	R 40.00 NR 75.00	
Date Change /Cancellation Administrative Fee	\$	30.00	
Knight Amphitheater			
Daily Rate	\$	R 350 NR 600	
Date Change /Cancellation Administrative Fee	\$	30.00	
Hawk Woods Lodge			
Hourly Rental Rate (4 hour minimum)	\$	R 100.00 NR 175.00	NR 200.00
Security Deposit	\$	R 250.00 NR 250.00	
Additional 2-hour Set-up Fee	\$	R 50.00 NR 75.00	NR 100.00
Date Change /Cancellation Administrative Fee	\$	30.00	
Hawk Woods Campground			
Overnight stay – cabins sleep 6 + \$100 deposit	\$	R 50.00 NR 80.00 Deposit 100.00	R 60.00 NR 90.00
Overnight stay – cabin sleeps 10 + \$100 deposit	\$	R 75.00 NR 100.00 Deposit 100.00	R 85.00 NR 110.00
Tent – one per cabin allowed	\$	R 5.00 NR 10.00	
CORPORATE PACKAGE– AUBURN HILLS BUSINESSES ONLY	\$		1,000
Includes: 12 Hours of Lodge Rental on Day 1, All 6 Cabins, 2 hours of Lodge Rental on Day 2			
RESIDENT RETREAT PACKAGE - AUBURN HILLS RESIDENTS ONLY	\$		1,430
Includes: 12 hours of Lodge Rental, All Six Cabins - one night, 2 hours			



2025 FEE SCHEDULE DRAFT



2025 FEE SCHEDULE

DRAFT

TREASURER/FINANCE		CURRENT FEE	PROPOSED FEE
GENERAL			
Tax Bill Copy – Non Resident	\$	1.25	
Delinquent Tax Transfer Charge	\$	40.00	
Stop Payment Check Fee	\$	35.00	
Returned Check – per check	\$	35.00	
Copies – per page	\$	0.25	



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: NOVEMBER 25, 2024

AGENDA ITEM NO 7C
CITY MANAGER'S OFFICE

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Brandon Skopek, Assistant City Manager
Submitted: November 20, 2024
Subject: Motion – To adopt the 2025 Benefits Resolution for Non-Union Personnel

INTRODUCTION AND HISTORY

Each year, City Council adopts the Benefits Resolution for Non-Union Personnel which provides for the benefits for that employee group for the upcoming year. From time-to-time and in an effort to remain competitive and/or align with other employee groups, recommendations for modifications are made. This year, a few modifications are recommended. For your convenience, all proposed modifications are highlighted in the attached resolution.

Proposed modifications include new language in Section II Vacation Leave, §D; Section IV Sick Leave, §D; and Section VII Holiday Provisions. This proposed language requires an employee who resigns from the City to provide a minimum of fourteen (14) days advanced written notice. Failure to provide advanced written notice will result in the employee receiving payment for only fifty percent (50%) of accumulated unused and earned vacation leave, sick leave, and floating holidays. The other recommended adjustment is the addition of one (1) floating holiday, bringing total floating holidays from three to four. Floating holidays cannot be carried over to the following calendar year and cannot be bought out for pay.

STAFF RECOMMENDATION

Staff recommends adoption of the 2025 Benefits Resolution for Non-Union Personnel, as submitted.

MOTION

Move to adopt the 2025 Benefits Resolution for Non-Union Personnel, as submitted.

I CONCUR:

THOMAS A. TANGHE, CITY MANAGER

CITY OF AUBURN HILLS
2025 RESOLUTION
BENEFITS FOR NON UNION PERSONNEL – AS AMENDED
EFFECTIVE JANUARY 1, 2025 THROUGH DECEMBER 31, 2025

This Resolution, as adopted by City Council on August 28, 1985, and subsequently amended as stated in Section XIII of this resolution, is proposed to be amended as follows:

WHEREAS, certain employees of the City are not covered by a collective bargaining agreement;
and

WHEREAS, the salaries and certain benefits for these employees are covered in other Resolutions and Motions of the City Council, but certain other conditions of employment and benefits have not been specifically stated before; and

WHEREAS, it is the intent of this Resolution to specifically state and provide for certain conditions of employment and benefits.

NOW, THEREFORE, BE IT RESOLVED that the following shall be effective for these employees of the City of Auburn Hills:

I. WORK WEEK

The normal work week consists of five (5) days, Monday through Friday. The normal workday consists of eight (8) hours of work with a one-hour lunch break. Normal work hours are 8:00 a.m. to 5:00 p.m. daily. In addition to normal office hours, employees may be required to attend evening meetings and perform other duties outside regular office hours in the best interest of the City.

II. VACATION LEAVE

A. Administrative (Non-Union) employees shall receive leave time as follows:

1. First year 6.66 hours/month (10 days)
2. Year 2 to end of year 9: 10 hours/month (15 days)
3. Year 10 and over: 13.33 hours/month (20 days)
4. Maximum accrual: 1 times annual accrual, excess forfeited

B. Employees who lost time due to on-the-job disability under Worker's Compensation up to a maximum of one (1) year shall receive their vacation as though the time was worked. In instances where employees lose time other than on-the-job disability, the City Manager shall determine the extent of their benefits earned during their absences, if any.

C. Employees are encouraged to take leave and each employee covered by this resolution shall be required to take one period of leave per year consisting of forty (40) consecutive work hours (5 days). Employees may elect to receive a buyout of up to 40 hours of vacation time at the end of each year, to be paid in January for the preceding year and at the preceding year's regular base pay rate, only if the employee has eighty (80) or more hours accumulated in their bank as of December 31. Vacation time buyout shall not be considered as part of Final Average Compensation Calculations for Defined Benefit Pensions.

D. Upon termination of employment, an employee shall be paid for the unused and earned accumulation of leave hours in their leave bank up to a maximum of two (2) times the amount of leave hours allowed on an annual basis. However, an employee who resigns from the City must submit a written resignation to Human Resources designating their effective date of resignation ("termination of employment date"). A minimum of fourteen (14) days advanced written notice is required. Leave time will not be permitted during the fourteen (14) day notice period. Any employee failing to give that advance timely written notice shall receive payment for only fifty percent (50%) of their unused and earned accumulation of leave hours.

III. NON-DUTY CONNECTED DISABILITY

- A. The employer shall pay the premium to provide the STD insurance policy presently in effect. The weekly benefit shall be equal to 66 2/3% of the employee's base weekly salary to a maximum of \$1,500.00.
- B. The employer shall pay the premium to provide the LTD insurance policy in effect. The monthly benefit shall be equal to 66 2/3% of the employee's base monthly salary to a maximum of \$6,500.00.

IV. Sick Leave

- A. All administrative employees shall accrue sick leave at the rate of eight (8) hours for each month of service, not to exceed ninety-six (96) hours per year.
- B. Sick leave is provided to permit an employee to remain in pay status while absent from work because of:
 - 1. Personal illness or injury
 - 2. Pregnancy
 - 3. Illness or injury in own family (mother, father, wife, husband, children, step-children).
- C. Accumulation of sick leave may not exceed thirty (30) days at the end of any calendar year. Employees will be paid for all accumulated sick days over thirty (30) at the end of any calendar year.
- D. Upon the employee's death, retirement, or resignation, the City will pay one hundred percent (100%) of their accumulated unused sick time. An employee who resigns from the City must submit a written resignation to Human Resources designating their effective date of resignation ("termination of employment date"). A minimum of fourteen (14) days advanced written notice is required. Any employee failing to give that advance timely written notice shall receive payment for only fifty percent (50%) of accumulated unused sick time.
- E. Employees off sick shall be required to bring in a doctor's slip if the City Manager requests it. The employer may require an examination of the employee, following an illness or injury, by a doctor of the employer's choice on City time and City expense.

V. DUTY-CONNECTED INJURY PAY

- A. Provisions of the Michigan Worker's Compensation Act shall apply to all duty-connected accidents or injuries of the employees in the line of duty.
- B. The employee shall receive eighty percent (80%) of his/her gross pay exclusive of all deductions for duty-connected injuries for up to one (1) year in conjunction with Worker's Compensation.

VI. OTHER LEAVE

- A. Jury Duty: Any employee required to serve on jury duty will suffer no loss of pay but will be paid the difference between jury pay and his/her regular pay. The employee shall return to work if his/her presence is not required at court.
- B. Funeral Leave: In the case of death occurring in the employee's immediate family requiring his/her absence during a duty period, the employee shall be granted a leave of absence with pay for such period not to exceed five (5) consecutive workdays as will be necessary in the particular circumstances, one day of which shall be the day of the funeral. Immediate family is defined as the employee's wife, husband, children, mother, father, sister or brother. Three (3) days, one of which shall be the day of the funeral, shall be granted for parents-in-law, grandparents, or grandchildren. One (1) day on which the funeral takes place, shall be granted for grandparents-in-law, brother-in-law, sister-in-law, niece, nephew, aunt, or uncle of the employee or employee's spouse, provided the funeral occurs on an employee's scheduled workday.

VII. HOLIDAY PROVISIONS

The paid holidays are designated as follows:

- | | |
|------------------|------------------------------|
| 1. New Years Day | 6. Thanksgiving Day |
| 2. Good Friday | 7. Friday after Thanksgiving |
| 3. Memorial Day | 8. Christmas Eve |
| 4. 4th of July | 9. Christmas Day |
| 5. Labor Day | 10. New Years Eve |

In addition to the above ten (10) holidays, employees will be granted ~~three (3)~~ **four (4)** "Floating Holidays" each calendar year. The "Floating Holidays" shall be granted at any time provided one (1) week notice is given by the employee. "Floating Holidays" can also be used to extend vacations provided notice is given one (1) week prior to the scheduled vacation. **Floating holidays shall not be carried over to the next year and shall not be paid out at the conclusion of the calendar year. An employee who resigns from the City must submit a written resignation to Human Resources designating their effective date for resignation ("termination of employment date"). A minimum of fourteen (14) days advanced written notice is required. Any employee failing to give that advance timely written notice shall receive payment for only fifty percent (50%) of their unused and earned floating holidays.**

VIII. HEALTH INSURANCE**Section 1. Active Employee Health Benefits**

The employee and his/her eligible dependents shall be covered by health insurance, including a prescription drug plan under the terms and conditions of the plan manager, and cost containment provisions for second opinion surgery, and exclusion for pre-existing conditions may exist. Hospital pre-admission certification may be required for the employee and eligible dependents in accordance with the policy currently in effect.

Effective January 1, 2021, The HMO/EPO shall have a \$20 PCP/\$40 specialist office visit co-pay, \$40 urgent care visit co-pay, \$100 emergency room visit co-pay. The in-network deductible shall be \$500/\$1,000. Co-insurance is 80/20% to \$1,000 single/\$2,000 couple or family. The PPO shall have \$25 PCP/\$50 specialist office visit co-pay, \$50 urgent care visit co-pay, \$100 emergency room visit co-pay. The in-network deductible shall be \$750/\$1,500. In network co-insurance is 80/20% to \$1,000 single/\$2,000 couple or family. Out-of-network co-insurance is 50/50% to \$5,000 single/\$10,000 couple or family.

A. Job-Related Injury

Health insurance premiums shall be paid for a period of up to five (5) years for an employee disabled due to a job-related injury and for a period of up to one (1) year for other disabilities not related to employment.

B. Medical Insurance Buyout Option

Medical Insurance buyout is available at the rate of \$130 per pay period or \$3,380 per year to employees who elect to no longer take the City's health care insurance. This waiver of insurance shall apply only to the medical and prescription portion of coverage and not to the dental or optical portions. Should the employee lose coverage from another source, the employee may elect to once again take coverage and to relinquish their right to the monthly buyout. The City shall require that the employee provide proof of insurance coverage from another source (including spouse and dependent coverage where applicable) prior to the City granting buyout payment. In any case, the annual buyout payment shall not exceed 1/3 the cost of the annual premium amount of the medical coverage. Payment for the medical insurance buyout shall not be included as part of the final average compensation calculations for the pension.

C. Prescription Drug Coverage

Prescription drug coverage shall be provided to the employee and his/her eligible dependents based on a three-tier co-pay system whereby the employee is responsible for:

- \$10 for Generics
- \$30 for Brand Name Drugs
- \$80 for Non-Preferred Drugs

with two times the applicable co-pay for the 90-day supply mail-in program and generic enforcement. The plan shall include formulary changes from time to time that may cause drugs to be placed into different co-pay categories. Specialty drugs, as determined by the plan manager shall have a 50% employee co-pay. Availability of specialty drugs shall occur only after all other drug therapies have been exhausted.

D. Dental Coverage

Dental coverage shall be provided to the employee and his/her eligible dependents through the Delta Dental Family Plan, Class I and Class II, or equivalent coverage from another provider with an accrued benefit amount of \$1,200 per family member and an 80/20 co-pay. The co-pay for major restorative (caps, crowns, etc.) shall be 50/50. The coverage shall also include orthodontics with a 50/50% benefit level to a maximum of \$2,000 per family member with an age limit of 19.

E. Vision Coverage

Vision coverage shall be provided to the employee and his/her spouse and eligible dependents through Preferred Vision or equivalent coverage from another provider. Coverage includes annual eye exam, lenses, frames and contact lenses; frame allowance of \$135 (approximately) retail, contact lenses \$100 for cosmetic purposes/covered in full for medical necessity (in lieu of all other benefits); \$10 co-pay for examinations.

F. COBRA

The City shall offer the employee continuation health coverage as required under the Consolidated Omnibus Budget Reconciliation Act of 1985 (Public Law 99-272 Title IX). The premiums for such coverage shall be the responsibility of the employee and/or eligible beneficiary.

G. EMPLOYEE PREMIUM SHARE

The Employer may opt to implement either PA 152 cap on an annual basis. The Employee contribution shall be collected by way of twenty-four or twenty-six equivalent payroll deductions and shall begin on January 1, 2015.

Section 2. Retiree Health Benefits

A. Employees Hired before January 1, 2007

Health insurance, including a prescription drug plan, dental coverage and optical services, shall be provided for the eligible retiree and his/her spouse. An eligible spouse is one who is the spouse of record two years prior to retirement. In the event of the death of the retiree, the City shall pay the total cost of providing medical coverage, subject to contribution requirements below under "Effective January 1, 2011 for Defined Benefit Retirees", for the surviving spouse until such time the surviving spouse is eligible for Medicare Supplemental Policy, at which time the City shall pay the cost of the Medicare Supplemental Policy.

EFFECTIVE JANUARY 1, 2010 FOR ALL RETIREES: Health insurance, including a prescription drug plan, dental family coverage and optical services, shall be available for the eligible dependents of the retiree. Such care may be purchased through the City at a cost of 102% of the policy premium in effect at the time. Eligible dependents qualify by being on record with the City for at least two years prior to employee's retirement and meeting eligibility requirements of the policies.

EFFECTIVE JANUARY 1, 2011 FOR DEFINED BENEFIT RETIREES: Health insurance, including a prescription drug plan, dental and optical coverage, shall require a contribution from all retirees, regardless of retirement date, as follows: For retirees whose monthly pension payment is equal to or greater than \$5,000.00, the employee shall contribute the equivalent of 10% of the monthly premiums for each type of coverage listed in this paragraph.

Continuing Coverage for Surviving Spouse and Eligible Dependents of Retiree hired before January 1, 2007

- a. City-paid health care coverage shall be limited to a surviving spouse as defined in 2A., above.
- b. The City shall continue to make health care coverage available for eligible dependents as defined and at the cost shown in 2A., above.
- c. Regular retirement medical will be provided to the surviving spouse if they are not Medicare eligible, until such time they achieve Medicare eligibility. The employee must have met the eligibility requirements for retiree health care.
- d. The City shall provide dental and optical coverage for a surviving spouse of a retiree.
- e. The City shall continue to make dental and optical coverage available for eligible dependents as defined and at the cost shown in 2A., above.
- f. Once a surviving spouse becomes eligible for coverage under another group medical plan, the City-provided coverage shall cease, subject to COBRA extensions paid for by the surviving spouse.
- g. Coverage shall not be available to the surviving spouse once it has been terminated.
- h. If an employee should die prior to retirement, the surviving spouse shall qualify for coverage, if the employee had been eligible for normal retirement.
- i. If an employee should die prior to retirement, the City shall continue to make coverage available for eligible dependents as defined and at the cost shown in 2A., above, if the employee had been eligible for normal retirement.

B. Employees Hired on or after January 1, 2007

The City will provide a Retirement Health Savings (RHS) Plan for employees with an employer contribution of 3% of base pay only per pay period and a 3% required match by the employee on base pay, during active employment. Such plan shall be utilized as the sole retirement health coverage provided to retirees by the City. No medical, prescription, dental or optical insurances shall be provided to the retiree, spouse or eligible dependents.

IX. RETIREMENT BENEFITS

Section 1. Defined Benefit Plan

A. Pension Benefits

In accordance with the Plan Document, the Defined Benefit Pension Plan shall provide pension benefits to the participating employee calculated using a benefit factor of two and sixty-five-one-hundredths percent (2.65%) for all eligible years of service, to a maximum of 80% of final average compensation and will continue to be provided for the employees covered under this resolution, and to set the age for full retirement for vested employees at the age of fifty-five (55) with early retirement no sooner than age fifty (50) with at least ten (10) years of service with a reduction of calculated benefit of ½% for each month prior to age 55. The Pension Plan for this group shall provide adjustments as follows: January 1, 1992, and annually thereafter as of January 1, the amount of pension benefit payable to each retiree whose service to the City has terminated and has reached fifty-five (55) years of age, shall be increased by five percent (5%) of the amount of pension benefit which the participant is entitled to receive, when such benefit first becomes payable. Each January 1 thereafter, the pension benefit shall be increased by the same dollar amount for a period of fifteen (15) years. Employees in the Defined Benefit Pension Plan who are eligible and elect to retire on or after January 1, 2010, shall have their Cost-of-Living-Allowance reduced from 5% non-compounding for fifteen years to 2.5% non-compounding for fifteen years as prescribed in this section.

Effective on the February 8, 2007 payroll, the pension plan requires a six percent (6%) employee contribution of base earnings to be paid as a pre-tax employer pickup under Internal Revenue Code 414(h)(2). All eligible employees shall participate in the employer "pick-up" program whereby mandatory employee contributions to the Retirement System shall be paid by the City of Auburn Hills in lieu of contributions by the employees. The terms and conditions of such contributions shall be in accordance with the provisions of the Internal Revenue Code Section 414(h)(2) and related Treasury Regulations and applicable law. The provisions of this section are mandatory, and the member shall have no option concerning the pick-up or to receive the contributed amount directly instead of having such amount paid by the City directly to the

Retirement System. Member contributions picked-up under the provisions of this section shall be treated as City contributions for purposes of determining income tax obligations under the Internal Revenue Code; however, such contributions picked-up under this section shall continue to be designated member contributions for purposes of the Retirement System and all other federal and state laws. All contributions picked-up under the provisions of this section shall be considered part of the member's salary for purposes of determining the amount of the member's contribution. Implementation of the pick-up program occurs upon authorization by the Retirement System. In no event may implementation occur other than at the beginning of a pay period. Pensions are vested at fifty percent (50%) for five (5) years of service and ten percent (10%) for each additional year, with full vesting at ten (10) years of service.

Employees in the Defined Benefit Pension Plan shall qualify for retirement medical coverage per the current resolution (as defined in Section IX (2) above) with ten (10) years of service as defined in the pension plan and with the attainment of 55 years of age, or age 50 if an early retirement provision is elected. Employee must be actively employed by the City at the time of retirement in full pay status and meet the qualifying pension age to obtain medical insurance.

B. Supplemental 401(K) Plan

In addition to the Defined Benefit Pension Plan, the City shall make available a Supplemental 401(K) Plan to which employees may make contributions.

Further guidelines are set forth in Section 401(k) of the Internal Revenue Code and in the plan documents.

Section 2. Defined Contribution Plan

For employees hired on or after April 1, 1998, the City will provide a Defined Contribution Plan jointly funded by the employer and employee. The City shall contribute 9% of base salary without an employee contribution. However, an employee who elects to contribute 3% of base income shall have that matched with an additional employer match of 3%, bringing the total employer/employee contribution to 15% of base salary. City contributions shall vest at the rate of 20% per year, 100% at five (5) years. The plan documents more fully describe the Defined Contribution Plan.

Employees in the Defined Contribution Plan shall qualify for retirement medical coverage per the current resolution (as defined in Section IX (2) above) with ten (10) years of service and the attainment of 55 years of age. Employee must be actively employed by the City in full pay status at time of retirement and meet the qualifying retirement age to obtain medical insurance.

Section 3. Deferred Compensation

The City shall make available a 457 Deferred Compensation Plan that is funded solely by employee contributions. Such plan is available to employees who participate in either the Defined Benefit or Defined Contribution plans. Rules of participation are found in the employer plan documents and as set forth in Section 457 of the Internal Revenue Code.

Section 4. Voluntary 457 Plan Participation for Defined Contribution Plan Participants Only

Effective February 4, 2019, the Employer will match dollar for dollar with the Employee, on a pre-tax basis, contributions to an employee's 457 plan on each payroll as follows: \$20, \$30 or \$40. Employee contributions are not mandatory; however, employees will not receive an identical employer match to one of the amounts listed in this section if they do not contribute. Contributions are not tied to wages and therefore are not subject to overtime, rollup costs on benefits, or any other circumstance that would increase employer costs. The Employer will continue the Employees' previous annual election amount into the next year unless the Employee notifies the Employer by December 1 that they wish to change their election amount. Under no circumstance shall the Employee change their election amount after December 1.

X. TUITION REIMBURSEMENT

The City shall reimburse the cost of tuition at an accredited education institution in accordance with the following:

- A. The course(s) must be related to the job.
- B. Tuition reimbursement will not be made in advance. The employee will pay for the course and be reimbursed upon proof of completion of the course with a grade of "C" or better, and the submission of a signed affidavit that the amount requested has not been requested or received from another source.
- C. City reimbursement will be for tuition and mandatory fees. Books, supplies, and other expenses will be the employee's responsibility.
- D. Reimbursement will apply to active employees only and will require prior approval by the City Manager. Reimbursement will be limited to five thousand dollars (\$5,000) per person per calendar year.

XI. LIFE INSURANCE

The City shall pay the premium to maintain life insurance in the amount of one and one-half (1 1/2) times the annual salary for employees with less than five (5) years of service, and two (2) times the annual salary for employees with five (5) or more years of service, and who are enrolled in the Defined Benefit Pension Plan.

In lieu of the above-described life insurance benefit, the employer shall pay the premium to maintain a life insurance policy equal to three (3) times the annual salary for employees covered by the defined contribution plan.

Life Insurance Reduction Schedule: Employees who are in full-time active status and who have attained the age of 65 shall have their life insurance reduced by 35%. From and after age 65, employees who remain employed in full-time active status shall receive another reduction of an additional 15% (for a total of 50%) once they have attained the age of 70.

XII. VESTED RIGHTS

The passage of this resolution shall not vest upon any employee the right or expectancy to continue receiving any benefits provided for in this resolution. The City Council expressly reserves the right to amend or repeal this resolution, or any part thereof, at any time.

THIS RESOLUTION WAS ADOPTED BY THE AUBURN HILLS CITY COUNCIL ON AUGUST 28, 1985,
AMENDED BY SAME APRIL 27, 1987, NOVEMBER 23, SEPTEMBER 18, 1989, FEBRUARY 19, 1990,
JUNE 17, 1991, DECEMBER 7, 1992, OCTOBER 25, 1993, MARCH 7, JUNE 6, 1994, MARCH 6, 1995,
APRIL 20, 1998, APRIL 15, 2002, MARCH 17, 2003, AND MAY 17, 2004.

THIS RESOLUTION WAS ADMINISTRATIVELY AMENDED BY CITY MANAGER RANDALL, JUNE 28, 2005

THIS RESOLUTION WAS ADMINISTRATIVELY EXTENDED BY CITY MANAGER CULPEPPER, AUGUST 25, 2006.

THIS RESOLUTION WAS AMENDED BY THE AUBURN HILLS CITY COUNCIL, JANUARY 22, 2007.

THIS RESOLUTION WAS ADMINISTRATIVELY AMENDED BY CITY MANAGER CULPEPPER, DECEMBER 12, 2007.

THIS RESOLUTION WAS AMENDED BY THE AUBURN HILLS CITY COUNCIL, FEBRUARY 2, 2009.

THIS RESOLUTION WAS AMENDED BY THE AUBURN HILLS CITY COUNCIL, AUGUST 24, 2009.

THIS RESOLUTION WAS AMENDED BY THE AUBURN HILLS CITY COUNCIL, DECEMBER 6, 2010.

THIS RESOLUTION WAS AMENDED BY THE AUBURN HILLS CITY COUNCIL, DECEMBER 5, 2011.

THIS RESOLUTION WAS AMENDED BY THE AUBURN HILLS CITY COUNCIL, DECEMBER 17, 2012.



CITY OF AUBURN HILLS

CITY COUNCIL AGENDA

MEETING DATE: NOVEMBER 25, 2024

AGENDA ITEM NO 7D
CITY MANAGER'S OFFICE

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Chip Hierlihy, Fieldstone Golf Club General Manager
Submitted: November 20, 2024
Subject: Motion – To approve a Third Food and Beverage Services Extension Agreement with Crank's Services, LLC

INTRODUCTION AND HISTORY

Crank's Services, LLC (Crank's) has been providing food and beverage services for Fieldstone Golf Club (FGC) since 2016. During that time, staff and patrons alike have provided positive feedback on both service level and food quality offered by Crank's via Arrowhead Grille. The most recent Food and Beverage Services Agreement between Auburn Hills and Crank's was for a three-year term, beginning on March 1, 2022, and concluding on December 31, 2024.

Through discussions with Crank's Services this summer, it was determined that due to the success of Crank's in operating Arrowhead Grille during their tenure and the positive relationship the City has with the company, it would be prudent to seek a one-year extension. Following this determination, staff reached out to Crank's to ascertain whether they would be interested in a one-year extension. Crank's has confirmed their interest in continuing to provide food and beverage services for FGC under its current operating structure of an \$11,000 monthly payment to the City (May – September) for a total payment of \$55,000 for the upcoming year. The third extension agreement has been reviewed and approved by City Attorney Beckerleg.

STAFF RECOMMENDATION

Staff recommend approval of a one-year extension for the Food and Beverage Services Agreement with Crank's Services, LLC.

MOTION

Move to approve the "Third Food and Beverage Services Extension Agreement" with Crank's Services, LLC. The extension will be in effect for the 2025 golf season beginning January 1, 2025, and concluding December 31, 2025.

I CONCUR:

THOMAS A. TANGHE, CITY MANAGER

THIRD FOOD AND BEVERAGE SERVICES EXTENSION AGREEMENT

This Third Food and Beverage Services Extension Agreement (“Extension”) is made by and between the City of Auburn Hills, a Michigan municipal corporation, hereinafter referred to as the “City” or the “City of Auburn Hills”, and Crank’s Services LLC, a Michigan limited liability company with its principal place of business in Shelby Township, MI, hereinafter referred to as the “vendor” or “contractor”, or “Crank’s” agree to enter into this Third Food and Beverage Services Extension Agreement as of the date stated below.

RECITALS:

WHEREAS, the City of Auburn Hills owns and operates a championship golf facility known as Fieldstone Golf Club of Auburn Hills located at 1984 Taylor Road, Auburn Hills, Michigan 48326 that includes, among other things, a 18-hole golf course, a club house with restaurant, bar and outdoor patio banquet area, and practice facility; and

WHEREAS, the original Fieldstone Golf Club of Auburn Hills Food and Beverage Services Agreement was entered into for a term of March 1, 2016 to December 31, 2020 (“Original Agreement”) and expired on December 31, 2020 and beginning in 2021 the parties entered into a series of Food and Beverage Services Extension Agreements (“Agreement”) extending and continuing the Original Agreement, as amended, to December 31, 2024; and

WHEREAS, the parties desire to extend and continue the Original Agreement, as amended, with the Original Agreement, as amended, being extended for an additional term of one year by this Third Agreement, upon the expiration of the term of the Original Agreement, as amended, on December 31, 2024, and commencing on January 1, 2025, and extending to and expiring on December 31, 2025, with this Third Extension Agreement being subject to and having all of the same terms, conditions and specifications outlined in the Original Agreement, as amended; and

WHEREAS, on November 25, 2024, the Auburn Hills City Council adopted a motion approving this Third Extension Agreement for a one-year extension of the Original Agreement, as amended, to Crank’s, with the extension concluding on December 31, 2025, and all other language in the Original Agreement, as amended, remaining applicable and in full force and effect; and

WHEREAS, the parties are desirous of entering into this Third Food and Beverage Services Extension Agreement in accordance with the Auburn Hills City Council’s November 25, 2024, approval.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein and in the Original Agreement and for other good and valuable consideration given, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

1. The Fieldstone Golf Club of Auburn Hills Food and Beverage Services Agreement (Original Agreement), as amended, is extended for a one year term to begin on January 1, 2025, and to expire on December 31, 2025, with all other language, terms and conditions in the existing Fieldstone Golf Club of Auburn Hills Food and Beverage Services Agreement (Original Agreement), as amended, remaining in full force and effect.

The parties agree to this Third Food and Beverage Extension Agreement by the parties' signatures below.

CITY OF AUBURN HILLS, 1827 N. Squirrel Road, Auburn Hills, MI 48326

By: _____
Brian Marzolf, Mayor

By: _____
Laura M. Pierce, City Clerk

Date: _____

Date: _____

STATE OF MICHIGAN
COUNTY OF OAKLAND

On this _____ day of November 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Brian Marzolf, Mayor of the City of Auburn Hills, and Laura Pierce, Clerk of the City of Auburn Hills, known to me (or proved to me on the basis of satisfactory evidence), to be the person(s) who executed the within instrument on behalf of the City of Auburn Hills and acknowledged to me that they executed the within instrument on behalf of the City of Auburn Hills.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public in and for said County & State
My commission expires: _____

CRANK’S SERVICES LLC, of 46915 Hayes Road, Shelby Township, MI 48315.

By: _____

Title: _____

STATE OF MICHIGAN
COUNTY OF OAKLAND

On this _____ day of November 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ known to me (or proved to me on the basis of satisfactory evidence), to be the person(s) who executed the within instrument as Owner of Crank’s Services LLC of 46915 Hayes Road, Shelby Township, MI 48315.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public in and for said County & State
My commission expires: _____



CITY OF AUBURN HILLS

CITY COUNCIL AGENDA

MEETING DATE: NOVEMBER 25, 2024

AGENDA ITEM NO 7E

FIRE DEPARTMENT

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Adam Massingill, Fire Chief; Trevin Robinson, Assistant Fire Chief
Submitted: November 20, 2024
Subject: Motion – Approve SBCA Fill Station Grant Purchase

INTRODUCTION AND HISTORY

The Auburn Hills Fire Department identified a need to replace the Self-Contained Breathing Apparatus (SCBA) fill station that is currently located at station two. This unit is twenty-five (25) years old and was the original SCBA fill station placed at station two after it was built. SCBA's are used by firefighters when they enter an Immediately Dangerous to Life or Health (IDLH) environment. The bottles from the SCBA must be filled after each use and the fill station allows for this task to be completed. The unit began experiencing maintenance issues and repairs were becoming more difficult as locating parts for this system became challenging. This prompted fire department staff to apply for a 2022 Assistance to Firefighters Grant (AFG) to replace the unit. A new unit would incur less downtime and keep the department compliant with several NFPA and MIOSHA standards.

The fire department was awarded the grant of \$76,000 and issued a request for proposals, which was published on June 3rd, 2024. This request led to four sealed bids being submitted. Bids were opened on July 1st, 2024, with the results listed below.

COMPANY NAME	Cascade System	Wall Mounted Fill Hose	Total Price
West Shore Fire	\$67,000.00	\$1,897.00	\$68,897.00
Breathing Air System	\$72,291.12	\$959.63	\$77,906.80
Metro Air Compressor	\$79,000.00	(included)	\$80,200.00
MacQueen Emergency	(included)	(included)	\$68,000.00

The lowest bidder, MacQueen, submitted a bid with an artic compressor. Their proposal did not meet the requirements of the posted RFP which required the unit to be UL-listed. West Shore Fire produced the second lowest bid which met the criteria listed in the RFP. Three additional costs need to be included in their bid. An option was provided to increase the warranty from two (2) to five (5) years for an additional \$800. A fresh air intake and electrical work increased the cost by \$400. First-year maintenance was not included in this bid or any other, however, that cost adds an additional \$2,000 to the total. This makes the total request \$72,097.00.

Breathing Air Systems and Metro Air Compressor also submitted RFP's that met the requirements of the bid, however, neither provided additional benefits not recognized in the West Shore Fire RFP.

STAFF RECOMMENDATION

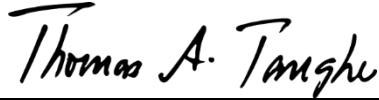
To approve the purchase of the SCBA fill station provided by West Shore Fire along with first-year maintenance costs, electrical work, and additional warranty years in the amount of \$72,097 and amend the 2024 General Fund Fire Suppression department account numbers 101-339-978.000-firefighterasst with an increase of \$64,887.30 and 101-339-507 with an increase of \$64,887.30. The net impact to the general fund is zero and the out-of-pocket grant match of \$7,209.70 is available in the current 2024 appropriated funds.

MOTION

Move to approve the purchase of the SCBA fill station provided by West Shore Fire in the amount of \$72,097.00.

Move to approve budget amendments as detailed in this memo increasing the revenues \$64,887.30.

I CONCUR:

A handwritten signature in black ink that reads "Thomas A. Tanghe". The signature is written in a cursive style with a horizontal line underneath it.

THOMAS A. TANGHE, CITY MANAGER

Breathing Air Module [BAM]

For heavy-duty assignments

MAKO Breathing Air Module ensures **high capacity filling while maintaining low noise level**. Modular design ensures complete flexibility.

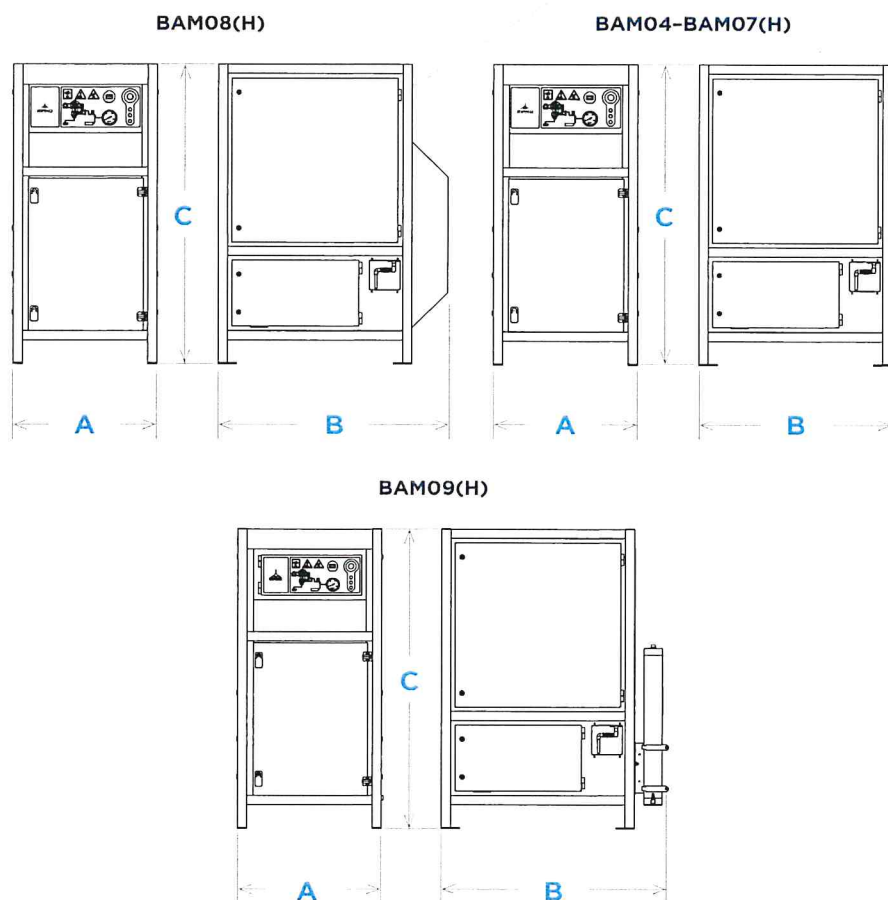
Standard features:

- MAKO MK2C purification system [models BAM04-BAM06(H)]
- MAKO MK5C purification system [models BAM07(H)-BAM09(H)]
- MAKO industrial-duty 3- or 4-stage compressor block
- Fully enclosed, sound attenuating enclosure with heavy-duty powder coat finish
- UL-listed, NEMA 12 electrical enclosure

Optional equipment:

- MK5C or MK10C purification [models BAM04-BAM06(H)]
- MK10C purification [models BAM07(H)-BAM09(H)]





Breathing Air Module [BAM]

Technical Data

Model	Max Pressure		Stages	Charging Rate (0 - max pressure)			Compressor rpm	Drive		Weight		Sound Level dba
	bar	psi		m ³ /hr	l/min	cfm		kW	hp	kg	lb	
BAM04	350	5000	3	9.9	243	5.8	1300	4	5	461	1017	69
BAM05	350	5000	3	14.6	278	8.6	1300	5.5	7.5	471	1039	70
BAM06	350	5000	4	22.3	397	13.1	1340	7.5	10	526	1160	72
BAM07	350	5000	4	31.8	587	18.7	1800	11	15	541	1193	74
BAM08	350	5000	4	43	397	25.3	1530	15	20	576	1270	76
BAM09	350	5000	4	52	587	30.6	1800	18.5	25	592	1305	78
BAM06X	414	6000	4	16.7	278	10.2	1100	5.5	7.5	485	1070	72
BAM06H	414	6000	4	23.8	397	14	1340	7.5	10	526	1160	72
BAM07H	414	6000	4	35.2	587	20.7	1800	11	15	541	1193	74
BAM08H	414	6000	4	45.9	765	27	1530	15	20	576	1270	76
BAM09H	414	6000	4	56.4	940	33.2	1800	18.5	25	592	1305	78

Dimensions (A x B x C)

Model	In	mm
BAM04 BAM05 BAM06(H)(X) BAM07(H)	31½ x 42 x 65½	794 x 1067 x 1673
BAM08(H) BAM09(H)	31½ x 50 x 65½	794 x 1255 x 1673



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: NOVEMBER 25, 2024

AGENDA ITEM NO 7F

FIRE DEPARTMENT

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Adam Massingill, Fire Chief; Trevin Robinson, Assistant Fire Chief
Submitted: November 20, 2024
Subject: Motion – Purchase of Extrication Equipment

INTRODUCTION AND HISTORY

The Auburn Hills Fire Department is requesting the purchase of new Hurst extrication tools in the amount of \$41,800. These tools will replace gas-powered tools purchased in 2012 that are in service at station one. The gas-powered tools rely on a power unit that is connected to the tool through a hydraulic line. This limits the ability to reach certain emergency scenes without moving the power unit and the hydraulic lines. Battery powered extrication tools increase operational efficiency as they are far more portable and substantially faster to deploy. No external power unit is required, and hydraulic lines are not needed to operate battery powered equipment. This purchase would allow us to move the gas-powered tools to reserve status.

The new equipment would include a cutting tool, a spreading tool (commonly referred to as the “Jaws of Life”), a ram tool, and two supporting products for the ram tool. This package includes sufficient batteries and includes battery chargers. These tools will allow for consistency as they will match our current sets of battery powered tools.

The move to battery powered tools began when a committee of personnel made the recommendation to switch after evaluating the options on the market. They found cutting strength comparable and preferred the quick deployment coupled with greater portability. This purchase is a continuation of the committee’s work.

This is a planned purchase from the 2024 budget. It will be funded from GL 101-339-978.000. MacQueen Equipment, LLC. was selected as the vendor as they are the sole provider of Hurst extrication tools in Oakland County. MacQueen Equipment will also provide the regular service and maintenance that is required for the tools.

STAFF RECOMMENDATION

Approve the purchase of new extrication equipment tools provided by MacQueen Equipment, LLC. in the amount of \$41,800 from fire suppression account number 101-339-978.000.

MOTION

Move to approve the purchase of extrication equipment from MacQueen Equipment, LLC. in the amount of \$41,800 from fire suppression account number 101-339-978.000.

I CONCUR:

THOMAS A. TANGHE, CITY MANAGER



A Trusted IDEX Fire & Safety Brand

HURST Jaws of Life

711 N. Post Road
Shelby, NC 28150

T. 800-537-2659

jawsoflife.com

November 11, 2024

Auburn Hills Fire Department

Lt. Brian Shambeck

1899 N Squirrel Rd

Auburn Hills, MI 48326

This will confirm that, as of the date hereof, the following HURST Jaws of Life® dealer is the only HURST® dealer whose sales territory for HURST® High Pressure (10,000 psi), HURST® eDRAULIC®, HURST® StrongArm® and Vetter® rescue equipment includes the county of Oakland in Michigan and whose personnel have been factory trained and certified by HURST Jaws of Life, Inc. to perform warranty repairs, warranty required annual maintenance and other service on HURST® Low Pressure (5,000 psi), HURST® High Pressure (10,000 psi), HURST eDRAULIC®, HURST® StrongArm®, and Vetter® rescue equipment.

MacQueen
Orion Township, MI
Phone Number: 800-832-6417

Thank you for your interest in our rescue equipment. Feel free to contact us at 1-800-537-2659 or 704- 487-6961 should you have any further questions or concerns.

Sincerely,

A handwritten signature in blue ink that reads 'Rick B Rainwater'.

Rick Rainwater
Director of NA Rescue Sales
HURST Jaws of Life
IDEX Fire & Safety

AJ

Cc: Tim Shott, National Sales Manager, Hurst Jaw of Life, Inc



MACQUEEN™

Ship To: AUBURN HILLS FIRE DEPT-STATION 2
1899 N SQUIRREL RD
AUBURN HILLS, MI 48326

Invoice To: AUBURN HILLS FIRE DEPT
1899 N SQUIRREL RD
AUBURN HILLS MI 48326-2749

Attention: BRYAN SHAMBECK

MacQueen
350 Austin Circle
Delafield, WI 53018
(262) 646-5911
Fax: (262) 646-5912

Branch 16 - DELAFIELD, WI		
Date 11/08/2024	Time 11:28:16 (O)	Page 1
Account No AUBUR011	Phone No 2483646752	Est No 01 029490
Ship Via BEST WAY	Purchase Order HURST	
Tax ID No		
		Salesperson 395 / 353

ESTIMATE EXPIRY DATE: 12/08/2024

PARTS ESTIMATE - NOT AN INVOICE

Part#	Description	U	Qty	Price	Amount
Reference Number: 029490-HURST					
272489000-9	S789 E3 CUTTER		1	13500.00	13500.00
HURST S789 E3 CUTTER 9AH PACKAGE- INCLUDES CUTTER, (2) 9AH BATTERIES, (1) 110V CHARGER					
271455000-9	SP555E3 SPREAD		1	14500.00	14500.00
HURST SP 555 E3 Spreader 9Ah Package - (Includes SP 555 E3 Spreader, (2) 9Ah batteries, (1) 110V Charger)) W/FLIPSKY MOTOR					
274487000-9K	CR522 E3 RAM		1	11750.00	11750.00
CR 522 E3 Ram 9Ah Package (9Ah Kit) (Includes R 522 E3 Ram, (2) 9Ah batteries, (1) 110V Charger, Extention kit)W/ FLIPSKY MOTOR					
541C059	HURST CLAW SET		1	1200.00	1200.00
541C066	QUICK KICK RAM		1	850.00	850.00

****FREIGHT NOT INCLUDED****

Subtotal: 41800.00

Tax: .00

TOTAL: 41800.00

Authorization: _____

VisitUsOnline
www.macqueengroup.com



CITY OF AUBURN HILLS

CITY COUNCIL AGENDA

MEETING DATE: NOVEMBER 25, 2024

AGENDA ITEM NO 7G

POLICE DEPARTMENT

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Ryan Gagnon, Chief of Police
Submitted: November 20, 2024
Subject: Motion – Approval to Purchase Police Department Office Furniture and Workstations

INTRODUCTION AND HISTORY

The Police Department's Patrol Division and Administrative Assistant's office furniture and workstations need to be updated and re-designed. The current workspaces in both divisions were originally installed in 2001 when the Public Safety Building was built. The Patrol Division report writing room will be re-designed and updated to accommodate five open workspaces. This design will add one additional workspace from the original layout. The Administrative Assistant's office will be designed and updated to a more efficient and usable workspace. These updates to work areas will modernize the current workstations and improve efficiency in the workspace while considering long-term sustainability and growth.

The Police Department wishes to update the workspace by replacing the current workstations with modern workstations configured to meet the needs of department personnel. Research has been conducted by staff, Department of Public Works personnel, and an outside consultant, and the requested updated design and equipment are shown in the included drawings.

On October 16, 2024, the Police Department, in cooperation with DPW, received a quote from ISCG Workplace Design + Furnishing through the MiDeal Extended Purchasing Program. The quote includes shipping and installation of the furniture. Haworth Furniture has a limited lifetime warranty, which includes a twelve-year no-cost parts and labor replacement.

Vendor	Location	Haworth Office Furniture including installation and shipping	TOTAL
ISCG Workplace Design + Furnishing	612 N. Main Street Royal Oak, MI 48067	\$32,258.46	\$32,258.46

\$30,000.00 was approved in the 2024 approved budget to update the office furniture and workstations. The Police Department budgeted \$42,000 for the building speaker project. The speaker project came under budget at \$27,914, leaving \$14,085 available to be used for this project.

STAFF RECOMMENDATION

On November 19, 2024, this proposal was presented to the Public Safety Advisory Committee for approval, and it passed. Staff and PSAC recommend approving the Haworth office furniture purchase from ISCG Workplace Design + Furnishing.

MOTION

Move to purchase Haworth office furniture from ISCG Workplace Design + Furnishing in an amount not to exceed \$32,258.46.

I CONCUR:

Thomas A. Tanghe

THOMAS A. TANGHE, CITY MANAGER



CITY OF AUBURN HILLS

CITY COUNCIL AGENDA

MEETING DATE: NOVEMBER 25, 2024

AGENDA ITEM NO 7H

POLICE DEPARTMENT

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Ryan Gagnon, Chief of Police
Submitted: November 20, 2024
Subject: Motion – Approval of Police Department Property Room Remodel and Locker Installation

INTRODUCTION AND HISTORY

The Police Department currently has a property/evidence locker system inside the secure detention area. This requires officers to bring contraband and weapons inside our weapons-free secure detention area for evidence processing. In addition to the aforementioned procedure, the Property Clerk must retrieve the evidence from the lockers and then transport the items to the basement, where the permanent property/evidence room is located.

Moving forward, the plan is to redesign the area outside of the property/evidence room to become a new location for officers to process evidence. This location and procedure will be the safest way to ensure no weapons or contraband enter the secure detention area. In addition, this will also allow the property/evidence to be immediately accessible by the Property Clerk. We previously purchased new evidence lockers that need to be installed in the newly designed evidence processing room.

On September 20, 2024, the Police Department, in cooperation with DPW, received a quote from Allied Building Services through the MiDeal Extended Purchasing Program. The quote includes the demolition and reconstruction of the newly designed property/evidence processing room and the installation of the newly purchased evidence lockers.

Vendor	Location	Total
Allied Building Services	Detroit, MI	\$33,860.00

Allied Building Services have successfully completed construction jobs for sensitive buildings such as the Patrick V. McNamara Federal Building in Detroit, Selfridge Air Base, Alcohol, Tobacco, and Firearms building in Redford, Dearborn Police Department and Farmington Hills Police Department. Allied Building Services agrees to background checks for their site workers to get clearance for this project due to the integrity of the chain of custody for the evidence inside the Auburn Hills Police Department Evidence Room.

There was \$65,000 budgeted for this project in the 2024 Police Department budget. That amount is for the cost of the lockers and the remodel construction costs. The cost of the lockers was \$28,583.57, allowing for \$36,416.43 for installation and reconstruction of the property evidence processing area.

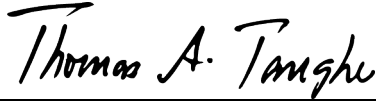
STAFF RECOMMENDATION

On November 19, 2024, this proposal was presented to the Public Safety Advisory Committee for approval, and it passed. Staff and PSAC recommend the approval to use Allied Building Services as the vendor for the installation of the evidence lockers and reconstruction of the property/evidence processing area for the amount not to exceed \$33,860.00.

MOTION

Move to use Allied Building Services as the vendor for installation of the property/evidence lockers and reconstruction of the property/evidence processing area for the amount not to exceed \$33,860.00.

I CONCUR:

A handwritten signature in black ink that reads "Thomas A. Tanghe". The signature is written in a cursive style with a horizontal line underneath it.

THOMAS A. TANGHE, CITY MANAGER



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: NOVEMBER 25, 2024

AGENDA ITEM NO 9A

RECREATION AND SENIOR SERVICES

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Karen S Adcock, Director of Recreation & Senior Services
Submitted: November 19, 2024
Subject: Motion – Public Hearing and Approval of Community Development Block Grant Funding Allocation for Program Year 2025

INTRODUCTION AND HISTORY

The Community Development Block Grant Program (CDBG) is a U.S. Department of Housing and Urban Development (HUD) program that provides funds annually to counties and communities. CDBG funds housing, public facilities, public service, and community development activities that benefit low-income households and persons with special needs. Oakland County receives CDBG funds as the agent and distributes the funds based on the total population and the number of low/moderate-income residents in the community. There are 52 participating communities. <https://www.oakgov.com/advantageoakland/communities/Pages/cdbg.aspx>

All eligible projects must meet at least one of the following CDBG national objectives: They must primarily benefit low—or moderate-income persons or households, aid in the elimination of slum or blight conditions (rigid guidelines), or meet an urgent community need (for example, natural disasters).

Historically, the city has followed the first national objective: benefit low-moderate-income persons or households by funding Minor Home Repair, Yard Services for Seniors and Disabled Residents, Battered and Abused Spouses (HAVEN), Youth Assistance programs, and Emergency Services for Rent Assistance and Transportation.

It's important to note there is a maximum 15% cap on Public Service projects.

The CDBG application process includes several steps, including attending the annual workshop, holding a Public Hearing, and submitting the completed grant to Oakland County by December 6, 2024.

The community must determine local need(s) by hosting a Public Hearing using Community Development Block Grant (CDBG) funds. This is when residents and other interested parties can present their ideas for CDBG funding use. It is important to remember we are not proposing to fund individual agencies or companies tonight. We are determining what our community needs. It will be approximately July 2026 (or later) when we receive our grant dollars and can then seek bids for services/projects. For example, we could fund yard services (lawn and snow plowing) for seniors and bid those services out seasonally.

At our last Public Hearing on October 16, 2023, the City Council voted to fund one Public Service project: Yard Services (lawn mowing and snow plowing). Yard services are among the most requested services and remain vital for many eligible residents to stay in their homes. We strongly support continuing that project. Over the years, we have had to reduce the number of seniors who receive these services based on our reduced dollars.

The other category City Council voted to continue offering was the Minor Home Repair program. This grant program has helped homeowners obtain necessary repairs from reliable, insured contractors. Eligible projects include

furnace and water heater replacements, roof repairs, new doors, ramps, plumbing and electrical repairs or upgrades and more. The grant can be up to \$10,000.

In addition, if a homeowner needs more extensive work, they can apply to the Oakland County Home Improvement Loan program. This is a 0% interest loan program, where a lien is placed on the home and repaid when homeownership changes. Our program often works with the county program, where we can transfer up to \$10,000 of our grant money toward a project that can reduce the loan lien on the home.

To keep consistent and in compliance with the guidelines for a CDBG Public Hearing, it would be best to follow this format:

CDBG PUBLIC HEARING FORMAT

- Before Public Hearing – Staff Presentation
- Public Hearing opened by Highest Elected Official – This is when the public makes their comments and suggestions. This is not the time for dialogue or discussion by city staff or officials. Strictly public comments
- Public Hearing Closed by Highest Elected Official
- This is the time for dialogue, questions, and discussion.
- Make motions.

Further discussions may occur after the public hearing. The City Council may vote on the proposed budget as presented or revise it as appropriate.

The grant regulations require that each line item be voted upon as a separate motion. If any member of the voting body has a direct relationship with an agency that will be funded, that member is to abstain from the individual line-item vote.

Once the Public Hearing has closed, the governing body is responsible for authorizing the mayor to sign the HUD Conflict of Interest Certification and adopting the CDBG budget. City staff will complete the application and submit it to the county by the deadline.

The county directs communities to base their planning decisions on the previous year's allocation. Our allocation is \$78,466.

This year, we propose to fund two categories: Minor Home Repair and Yard Services. Continued funding for both categories will improve homeowners' quality of life and safety.

STAFF RECOMMENDATION

The Staff recommends that the Council consider the following four motions:

- 1) Accept and sign the Conflict-of-Interest Certification
- 2) Accept budget line-item Minor Home Repair
- 3) Accept budget line-item Yard Services

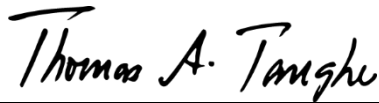
MOTION

MOTION #1: Move to accept the Conflict-of-Interest Certification as part of the CDBG application and to authorize the City Mayor to sign the application and staff to submit documents to Oakland County.

MOTION #2: Move to accept the Community Development Block Grant (CDBG) application budget line item: Minor Home Repair in the amount of \$66,698 as part of the approximate amount of \$78,466 and authorize the City Mayor to sign the application and staff to submit the documents to Oakland County.

MOTION #3: Move to accept the Community Development Block Grant (CDBG) application budget line item: Yard Services in the amount of \$11,768 as part of the approximate amount of \$78,466 and authorize the City Mayor to sign the application and staff to submit the documents to Oakland County.

I CONCUR:

A handwritten signature in black ink that reads "Thomas A. Tanghe". The signature is written in a cursive style with a horizontal line underneath it.

THOMAS A. TANGHE, CITY MANAGER

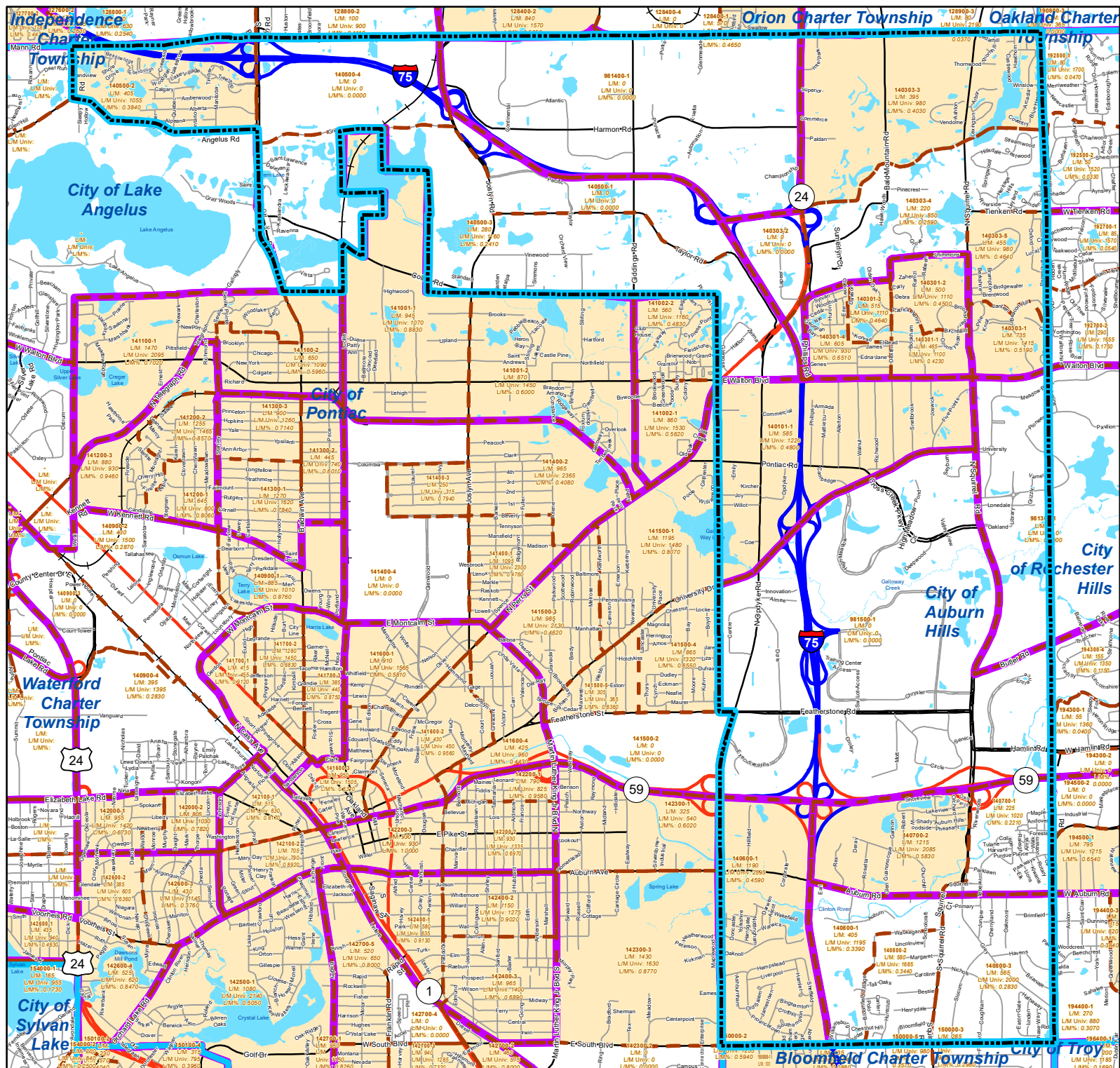
PY 2025 CDBG PLANNING ALLOCATIONS

Oakland County does not have information on exact CDBG funding levels for Program Year (PY) 2025. **Use the final award figure from PY 2024 to compile your application.** Once exact amounts are available necessary adjustments will be made.

City	Planning Allocation	Monitor	City	Planning Allocation	Monitor
Auburn Hills	\$78,466	Tierney	Northville*	\$10,017	Hinton
Berkley	\$34,321	Tierney	Novi	\$123,243	Hinton
Birmingham	\$34,052	Tierney	Oak Park	\$122,359	Essenmacher
Bloomfield Hills*	\$7,000	Tierney	Orchard Lake Vlg*	\$7,000	Essenmacher
Clarkston*	\$7,000	Tierney	Pleasant Ridge*	\$7,000	Essenmacher
Clawson	\$33,688	Tierney	Rochester	\$27,931	Hinton
Farmington	\$25,931	Essenmacher	Rochester Hills	\$151,624	Hinton
Ferndale	\$85,451	Tierney	South Lyon	\$27,931	Essenmacher
Hazel Park	\$81,351	Tierney	Sylvan Lake*	\$7,000	Tierney
Huntington Woods	\$8,274	Tierney	Troy	\$168,210	Hinton
Keego Harbor	\$13,329	Hinton	Walled Lake	\$27,694	Essenmacher
Lathrup Village	\$7,000	Tierney	Wixom	\$48,527	Essenmacher
Madison Heights	\$135,078	Tierney			
Township	Planning Allocation	Monitor	Township	Planning Allocation	Monitor
Addison	\$9,278	Essenmacher	Milford	\$19,139	Essenmacher
Bloomfield	\$48,627	Tierney	Oakland	\$21,440	Hinton
Brandon	\$26,986	Essenmacher	Orion	\$54,416	Hinton
Commerce	\$61,341	Essenmacher	Oxford	\$30,647	Essenmacher
Groveland	\$7,000	Hinton	Rose	\$8,943	Essenmacher
Highland	\$28,193	Essenmacher	Royal Oak	\$11,099	Essenmacher
Holly	\$22,163	Hinton	Springfield	\$19,397	Essenmacher
Independence	\$49,141	Essenmacher	West Bloomfield	\$85,481	Essenmacher
Lyon	\$21,609	Essenmacher	White Lake	\$42,005	Essenmacher
Village	Planning Allocation	Monitor	Village	Planning Allocation	Monitor
Beverly Hills	\$14,150	Tierney	Milford	\$14,784	Essenmacher
Franklin*	\$7,000	Tierney	Ortonville*	\$7,000	Hinton
Holly	\$20,584	Hinton	Oxford	\$10,572	Essenmacher
Lake Orion	\$9,348	Hinton	Wolverine Lk	\$9,102	Hinton
Leonard*	\$7,000	Essenmacher			

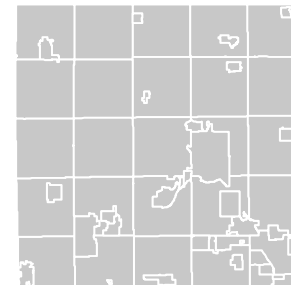
NEIGHBORHOOD AND HOUSING DEVELOPMENT STAFF

Staff	Phone	Specialty Areas
Ashley Hinton	858-5312	CDBG Application, Eligibility, Reprogramming, SHPO, Consolidated Plan/Annual Action Plan/ CAPER
Peter Essenmacher	858-0196	Environmental Review, Contract Compliance, Reimbursement, Minor Home Repair, Contracts, Procurement, Davis Bacon, and Demolition
Katie Tierney	858-5309	Environmental Review and Reimbursements



**OAKLAND COUNTY
NEIGHBORHOOD & HOUSING DEVELOPMENT**

Oakland Pointe
250 Elizabeth Lake Road, Ste. 1900
Pontiac, MI 48341-0414
248.858.0493
oakgov.com/nhd



Area-Wide Benefit Map

City of Auburn Hills

- County Border
- Community Boundary (Highlighted)
- Community Boundary (Adjacent)
- Census Tract 2010
- Eligible Area-Wide Benefit Block Groups
- Non-Eligible Block Groups
- Interstate
- US
- State
- Major
- Minor
- Railroad
- Waterbodies



1 in = 0.8 miles

This Census Block Group map reflects the 2016-2020 American Community Survey (ACS).

Map Created On: 10/14/2024



HAVEN

LIVE WITHOUT FEAR

October 4, 2024

Karen Adcock
City of Auburn Hills
1827 N Squirrel Rd
Auburn Hills, MI 48326-2753

Dear Karen

As the landscape of funding for vital community programs shifts, HAVEN understands the recent changes in the Community Development Block Grant (CDBG) to support only two programs rather than the four previously funded makes for a hard decision for the community of City of Auburn Hills. While these changes mean that funds may not directly flow into multiple community-based initiatives as before, the support for survivors of intimate partner violence and sexual assault remains more critical than ever. The assistance provided through CDBG funding still plays a crucial role in enhancing the safety and well-being of survivors within our community, helping to build a safer environment for all residents.

Imagine escaping violence with nothing but the clothes on your back. For many survivors, that is their reality. Through your support, we can provide them with the resources to not only overcome their circumstances but to build new, thriving lives. HAVEN is here to ensure that every survivor gets a chance to heal—but we can only continue this vital work with your help.

Domestic violence and sexual assault affect hundreds of thousands of people annually. In Michigan alone, 1 in 3 families are impacted by these forms of abuse. Think about that for a moment. These aren't just numbers—they represent your neighbors, co-workers, friends, and loved ones. The impact of domestic violence reaches into every corner of our society, affecting people from all walks of life. No part of our community is immune. As we continue to battle the pervasive effects of domestic and sexual violence, financial resources are essential to meet the growing demand for services. The work we do cannot stand alone.

HAVEN plays an essential role in a survivor's journey. Supporting HAVEN means supporting survivors. With critical funding decisions at all turns there are many ways to get involved:

- Financial contributions allow us to sustain and expand our services.
- Volunteering your time can directly impact the lives of those we serve.
- Hosting events in partnership with HAVEN helps spread awareness and build connections.

By standing together, we can create a community where domestic violence is not tolerated, where survivors are supported, and where every individual has the opportunity to live free from fear. From July 1, 2023 through June 30, 2024 HAVEN supported survivors from City of Auburn Hills in the following ways:

Total Individuals from City of Auburn Hills*	95
Crisis Calls from City of Auburn Hills*	92

**Confidentiality and anonymity are vital for our clients. The numbers provided above are based on self-identified demographics and limited to only those clients who chose to share that information. For reference, during that same time frame HAVEN assisted 3328 individuals of which 2085 self-identified from Oakland County. During this same reporting period HAVEN received 10,612 calls to our crisis line.*

Will you believe survivors? Will you stand with us in this fight? Will you help us celebrate 50 years of HAVEN by ensuring that we can continue this work for the next 50 with a Community Development Block Grant of 3500?

Sincerely,

Patricia Hoskins
Director of Quality Assurance and Administration
phoskins@haven-oakland.org, 248-334-1284 ext. 305



2024 INCOME LIMITS

ESTABLISHED BY THE U.S. DEPARTMENT OF
HOUSING & URBAN DEVELOPMENT

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

Persons Per Household	Extremely Low-Income (30%)	Very Low-Income (50%)	Low-Income (80%)
1	\$20,150	\$33,600	\$53,700
2	\$23,000	\$38,400	\$61,400
3	\$25,900	\$43,200	\$69,050
4	\$28,750	\$47,950	\$76,700
5	\$31,050	\$51,800	\$82,850
6	\$33,350	\$55,650	\$89,000
7	\$35,650	\$59,500	\$95,150
8	\$37,950	\$63,300	\$101,250

(Effective 5/1/2024)

Oakland County's Neighborhood & Housing
Development Division programs are funded by the U.S.
Department of Housing and Urban Development (HUD).





CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: NOVEMBER 25, 2024

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
Submitted: November 18, 2024
Subject: Wescast Industries, Inc.
Motion – Approval of Special Land Use Permit

INTRODUCTION AND HISTORY

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

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

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

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



Photos of the building 3300 University Drive

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

KEY ISSUES

1. Light Industrial Activity

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

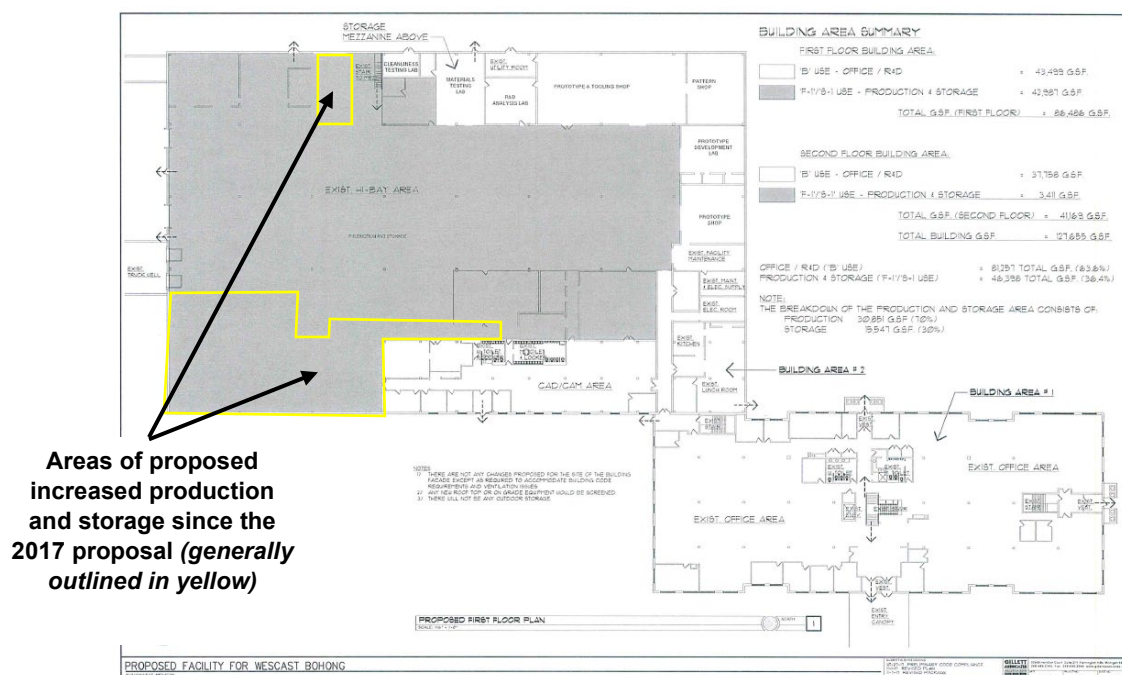
The Zoning Ordinance allows light industrial activity (e.g., production manufacturing and associated material storage) to occur in the T&R district via a Special Land Use Permit. Companies such as US Farathane, Visioneering, Hirotec America, and INCOE have obtained similar permits from the City Council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

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



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

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



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

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

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

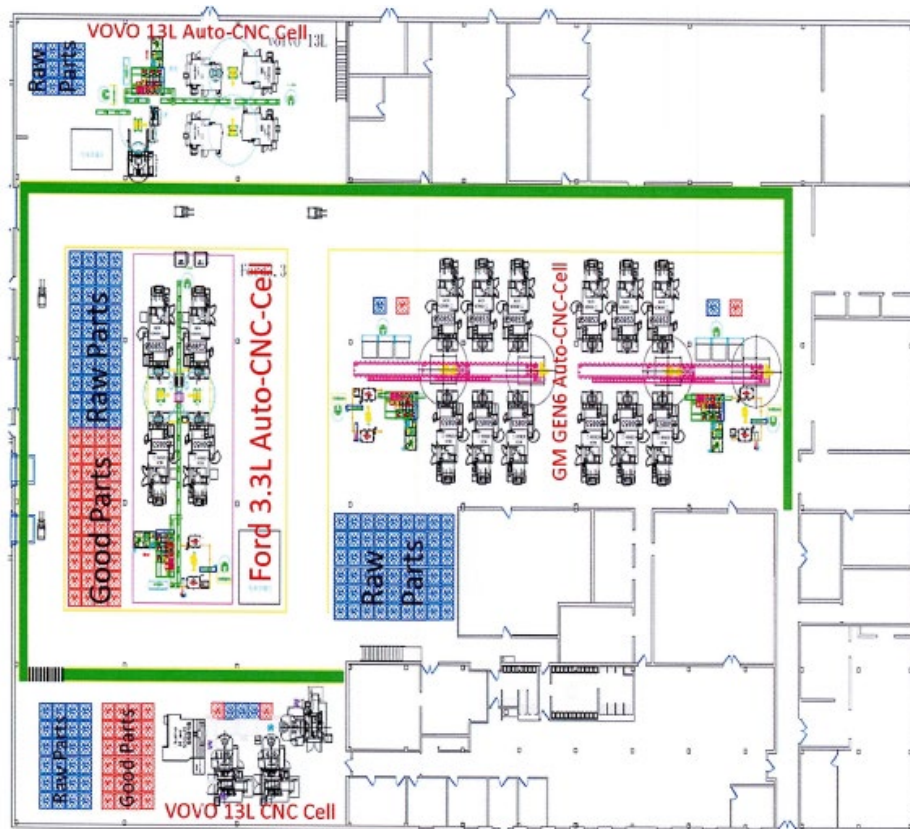


CNC milling / grinding machines



Storage containers for parts

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



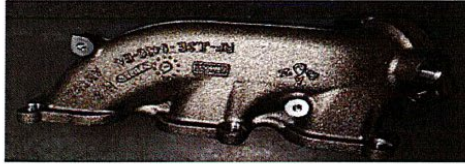
Preliminary floor plan layout for the industrial / high bay area for Volvo and Ford programs, along with space growth for anticipated GM program

KEY ISSUES

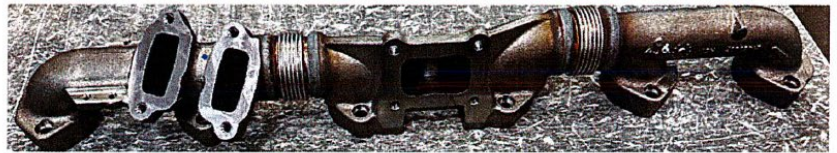
1. Light Industrial Activity (cont.)

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

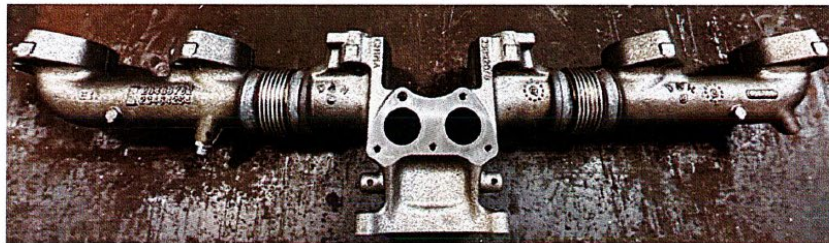
FORD 3.3L JL3E-9430-EA



VOLVO 13L TC EU P3227



VOVLO 13L US 10



Typical products to be created at the building by Wescast

2. Truck Traffic

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



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

KEY ISSUES

3. Future Seyburn Drive Upgrade

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

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



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



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

STAFF RECOMMENDATION

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

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

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

STAFF RECOMMENDATION**Conditions:**

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

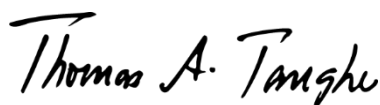
PLANNING COMMISSION RECOMMENDATION

Recommended Approval on November 13, 2024 (8-0 vote)

MOTION

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

I CONCUR:



THOMAS A. TANGHE, CITY MANAGER



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

November 13, 2024

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

ROLL CALL: Present: **Carolyn Shearer, Darlene MacMillan, Jack Ferguson, Cynthia Pavlich, Laura Ochs, Greg Ouellette, Sam Beidoun, Dominick Tringali**
Absent: Ray Saelens
Also Present: Director of Community Development Steve Cohen, Assistant to the Director of Community Development Devin Lang
Guests: 6

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

5. PETITIONERS

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

Mr. Cohen explained that this is a Special Land Use Permit request from Wescast Industries, Inc. (Wescast) to conduct light industrial activity, in addition to administrative functions, at the vacant building located at 3300 University Drive. The 127,655-square-foot building is zoned T&R, Technology and Research District.

Mr. Cohen explained that Wescast obtained a similar Special Land Use Permit from the City Council on November 27, 2017, for this location, but did not move forward at that time. That previously approved permit has since expired. Mr. Cohen stated that Wescast is now ready to invest in the building and has agreed to comply with the conditions set forth in the 2017 approval, with requested amendments to allow a slightly larger production/storage area and the ability to lease the unutilized office space as a multi-tenant office.

Benjamin Bayram, Attorney representing Wescast, 39577 Woodward Ave, Suite 300, Bloomfield Hills, MI, and representatives from Wescast were available to answer any Commission questions.

Mr. Bayram commented that Wescast was excited to proceed with the project and committed to honoring all the 2017 agreements.

The Commission asked about the following:

1. Who are the potential users of the office space;
2. How the building will be subdivided for additional tenants;
3. Type of manufacturing machines;
4. If the building is equipped to handle the proposed use
5. The current condition of Seyburn Drive;
6. Types of trucks proposed;
7. Future parking for City events.

Mr. Cohen clarified that the multi-tenant office space users would be limited to the office space only, as Wescast intends to occupy the entire high bay/manufacturing space.

Mr. Bayram clarified that any future tenant division remains to be determined, but none are planned at this time. Mr. Bayram also clarified that the manufacturing equipment proposed consists primarily of CNC machine operations.

Mr. Cohen explained that the Fire Department had evaluated the use and found the building's fire suppression to be adequate. Wescast will need to obtain appropriate building, electrical, and mechanical permits to begin occupying the space.

Mr. Lang indicated that while no Paser rating was available for Seyburn Drive and it is not slated for short-term replacement, the impacts of the truck traffic remain to be seen.

Mr. Cohen clarified that the six-truck limit applies to all trucks entering and exiting the property, whether semi-trucks or large box trucks.

Mr. Bayram clarified that the building will operate from 8 a.m. to 5 p.m. Therefore, Wescast is willing to work with the City to accommodate any parking needs for after-hours events on the Civic Center Campus.

Mr. Ouellette opened the public hearing at 7:16 p.m.

There being no public comment, Mr. Ouellette closed the public hearing at 7:17 p.m.

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

Second by Ochs.

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

No: None

Motion Carried (8-0)



Development Application



Project Name: 3300 University Drive

General Project Location: 3300 University Drive

Parcel Size: 16.49 acres Zoning: _____

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

Project Description: Light industrial and R&D use

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

City Use Only

Address: 3300 University

Date Received: 9/24/24

Fees Paid: \$1250.00

SP #: _____

SLU #(s): 240010

LD/LE/SUB #: _____

RZ #: _____

PUD #: _____

ZBA #: _____

Check requested review(s)

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

Applicant

Name: David Zhang Signature: [Signature]

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

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

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

Property
Owner(s)

Name: Wecast Industries Inc Signature: [Signature]

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

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

(Provide additional sheet if necessary for multiple property owners)

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



September 24, 2024

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

Subject: Request for Zoning Change Approval – 3300 University Drive

Dear Planning Department Officials,

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

Introduction

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



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

About Wescast



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

Planned Property Uses and Improvements

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

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

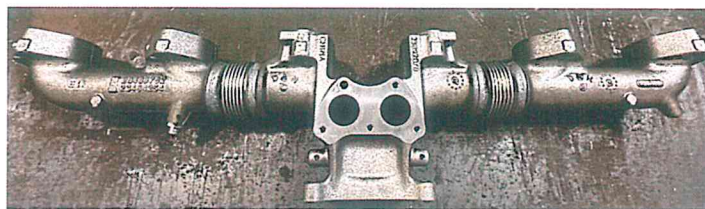
FORD 3.3L JL3E-9430-EA



VOLVO 13L TC EU P3227



VOVLO 13L US 10



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

Investment Summary

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

Program Name	Items	Equipment	Amount
--------------	-------	-----------	--------

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

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

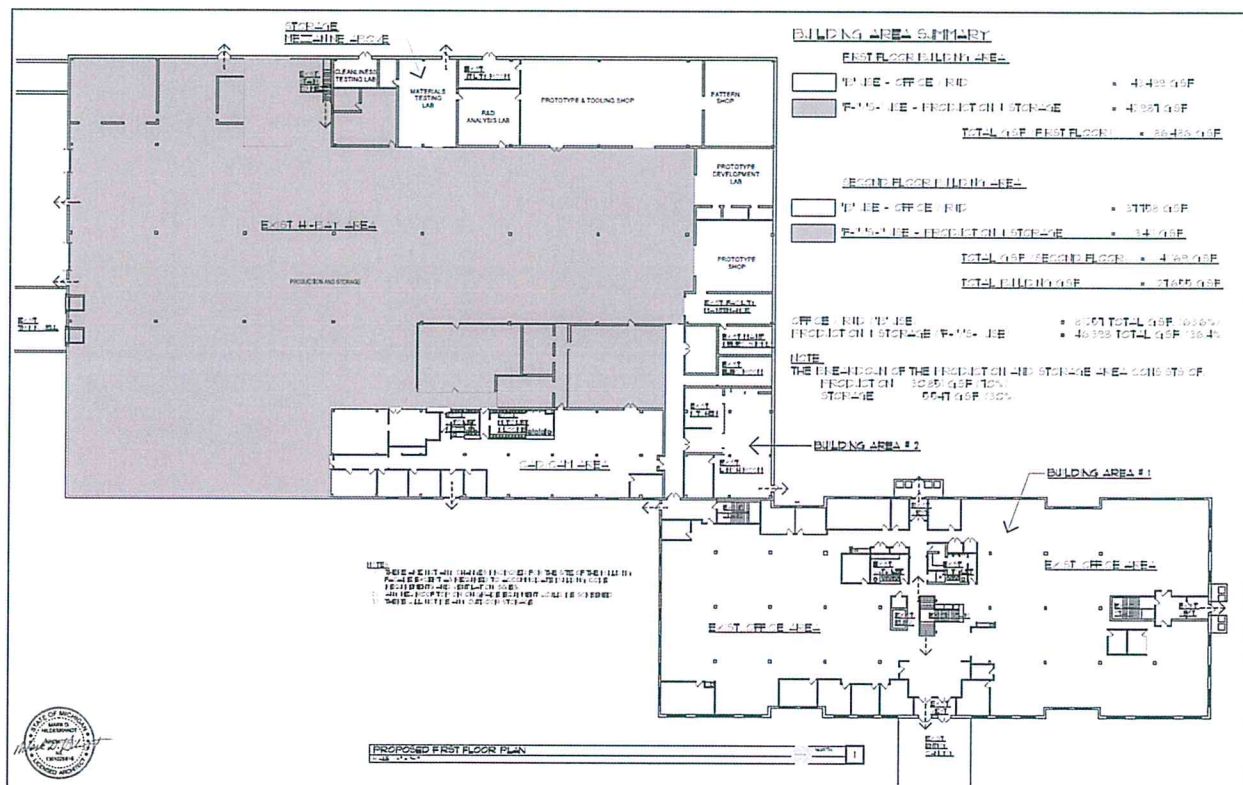


Figure 2: Floor plan of the manufacturing space

CNC Machines in Operation



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

Material Storage



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

Estimated Project Timeline

Our proposed timeline for this project is as follows:

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

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

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

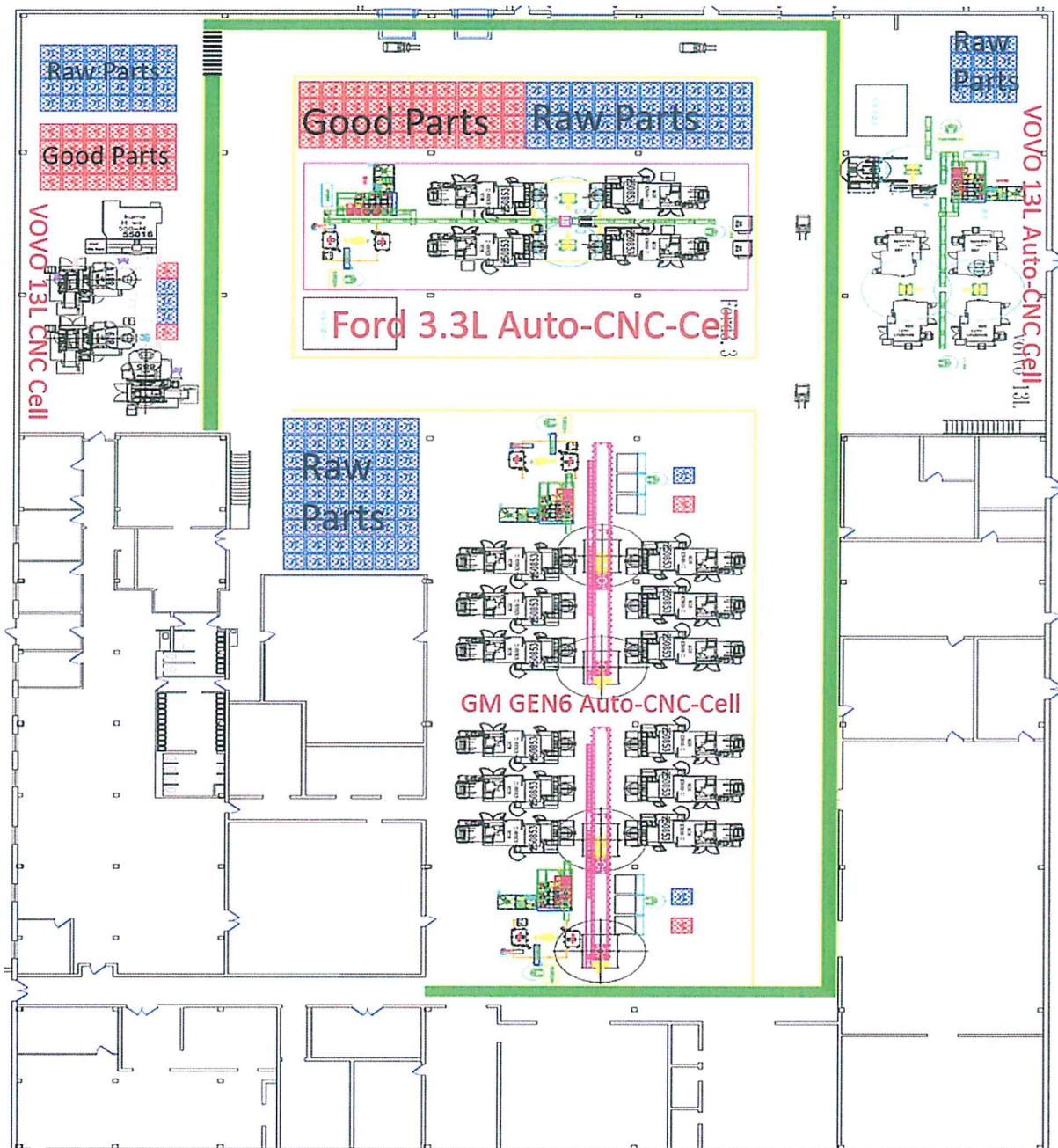


Figure 5: Preliminary Layout Work-in-progress



Workforce Growth

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

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

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

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

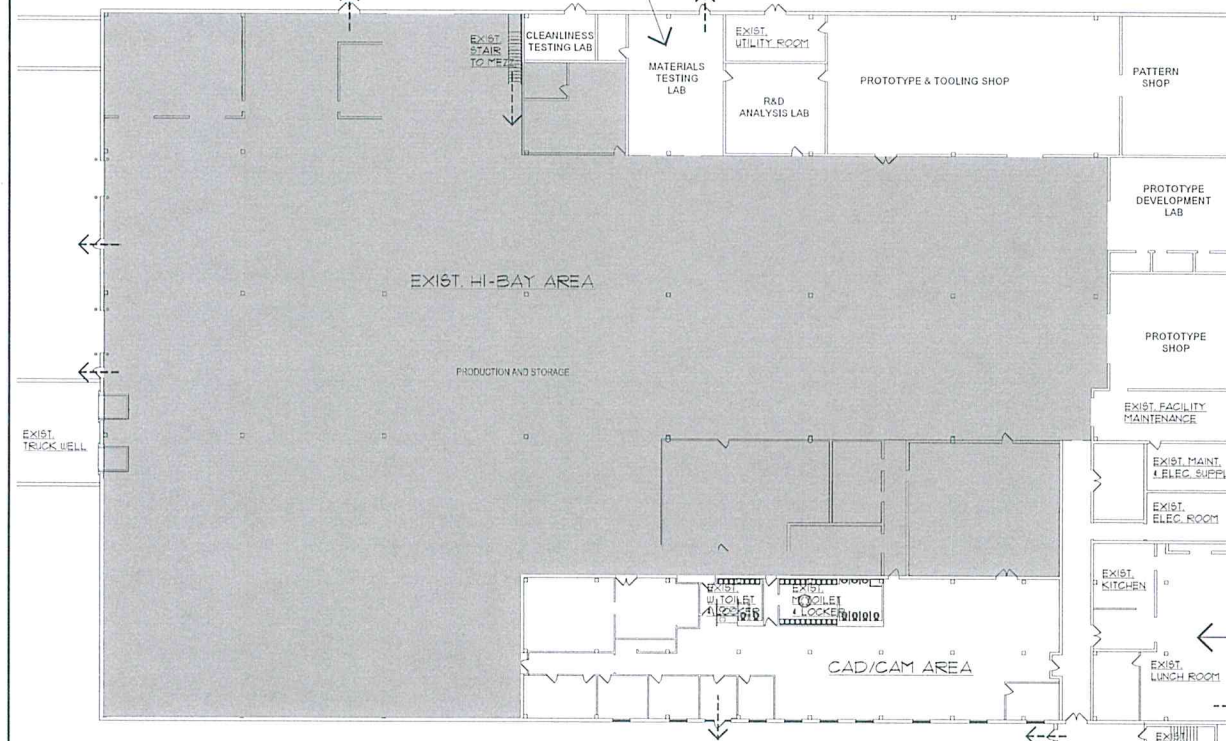
We look forward to your feedback and the opportunity to proceed with this important project.

Sincerely,

Wescast Industries Inc.

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

STORAGE
MEZZANINE ABOVE



NOTES

- 1) THERE ARE NOT ANY CHANGES PROPOSED FOR THE SITE OF THE BUILDING FACADE EXCEPT AS REQUIRED TO ACCOMMODATE BUILDING CODE REQUIREMENTS AND VENTILATION ISSUES.
- 2) ANY NEW ROOF TOP OR ON GRADE EQUIPMENT WOULD BE SCREENED.
- 3) THERE WILL NOT BE ANY OUTDOOR STORAGE.

PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

BUILDING AREA SUMMARY

FIRST FLOOR BUILDING AREA:

□ 'B' USE - OFFICE / R4D	= 43,499 G.S.F.
■ F-1/1'S-1' USE - PRODUCTION & STORAGE	= 42,987 G.S.F.
TOTAL G.S.F. (FIRST FLOOR)	= 86,486 G.S.F.

SECOND FLOOR BUILDING AREA:

□ 'B' USE - OFFICE / R4D	= 37,758 G.S.F.
■ F-1/1'S-1' USE - PRODUCTION & STORAGE	= 3,411 G.S.F.
TOTAL G.S.F. (SECOND FLOOR)	= 41,169 G.S.F.
TOTAL BUILDING G.S.F.	= 127,655 G.S.F.

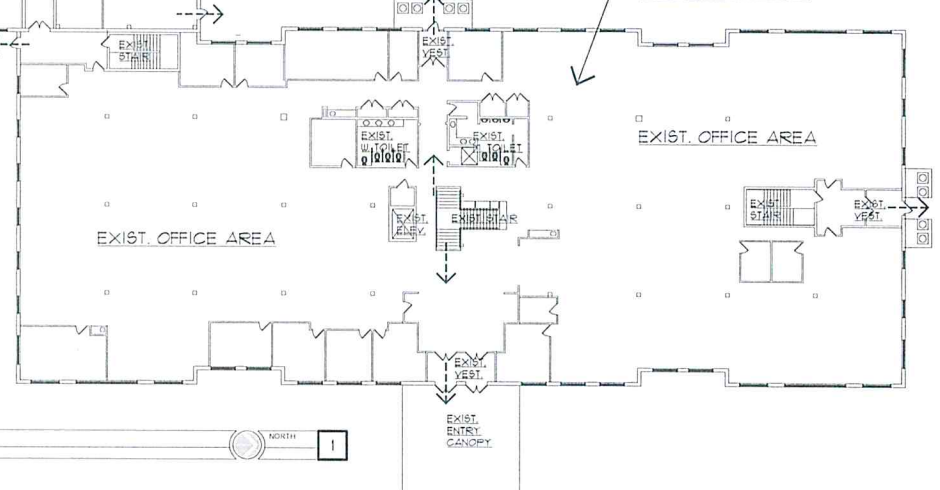
OFFICE / R4D ('B' USE)	= 81,257 TOTAL G.S.F. (63.6%)
PRODUCTION & STORAGE (F-1/1'S-1' USE)	= 46,398 TOTAL G.S.F. (36.4%)

NOTE:

THE BREAKDOWN OF THE PRODUCTION AND STORAGE AREA CONSISTS OF:
 PRODUCTION 30,851 G.S.F. (70%)
 STORAGE 15,547 G.S.F. (30%)

BUILDING AREA # 2

BUILDING AREA # 1



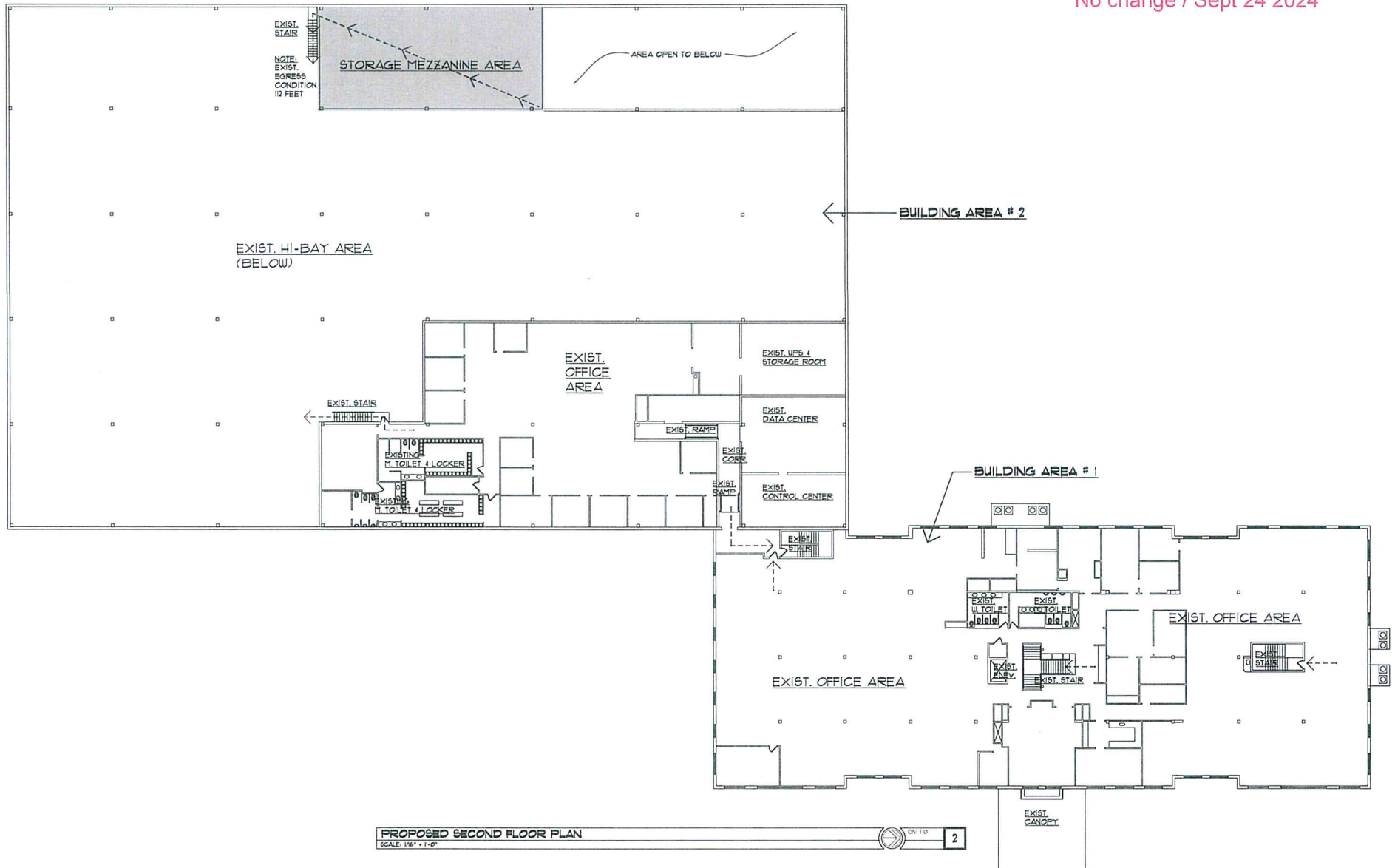
PROPOSED FACILITY FOR WECASST BOHONG

AUBURN HILLS, MICHIGAN

SUBMITTAL REVISIONS:
 12-21-17 PRELIMINARY CODE COMPLIANCE
 1-11-17 REVISED PLAN
 1-11-17 REVISED PACKAGE
 9-16-24 REV. AREA CALC

GILLET ARCHITECTS
 32408 Orchard Court, Suite 211 Farmington Hills, Michigan 48334
 248.489.2245 Fax 248.489.2244 www.gilletarchitects.com
 DATE 11-15-17 DRAWING 17-04 PROJECT PFP-7

No change / Sept 24 2024



CODE COMPLIANCE INFORMATION:

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

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

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

TOTAL EXISTING AREA # 2	= 78,475 S.F. GROSS
--------------------------------	----------------------------

EXISTING MEZZANINE	= 3,400 S.F. GROSS
--------------------	--------------------

TOTAL EXISTING AREA (EXCLUDING MEZZANINE)	= 127,655 S.F. GROSS
--	-----------------------------

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

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

NOTE:

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



PROPOSED FACILITY FOR WESCAST BOHONG

AUBURN HILLS, MICHIGAN

REVISIONS
10-21-17 PRELIMINARY CODE COMPLIANCE
11-17-17 REVISED PLANS
11-17-17 REVISED PACKAGE
12-24-17 REVISED CODES REFERENCE

GILBERT ASSOCIATES
32003 Hamilton Court, Suite 211, Farmington Hills, Michigan 48334
248.683.2345 Fax: 248.683.2344 www.gilbertassociates.com
10-24-17 17-44 00-1



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

September 19, 2024

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

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

Mr. Cohen:

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

Proposed Changes to the Development Agreement

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

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

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

Thank you,

Dykema Gossett PLLC



Benjamin E. Bayram

September 19, 2024
Page 3

EXHIBIT A
SEYBURN IMPROVEMENTS

SEYBURN IMPROVEMENTS



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

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

2017 DEC 28 AM 10:40

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

WESCAST INDUSTRIES, INC.

CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

DEVELOPMENT AGREEMENT

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

BACKGROUND

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

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

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

OK - LB

7P

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

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

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

[SIGNATURES ON FOLLOWING PAGES]

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

WESCAST INDUSTRIES, INC., a Canadian corporation

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

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

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

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

My commission expires: October 7, 2019

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



CITY OF AUBURN HILLS, a Michigan Municipal Corporation

By: 

Kevin McDaniel, Mayor


and

By: 

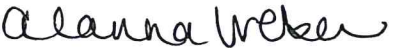
Laura Pierce, City Clerk

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

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

 Notary Public
Oakland, County, Michigan

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

My commission expires: 02/06/22


Document Drafted by:

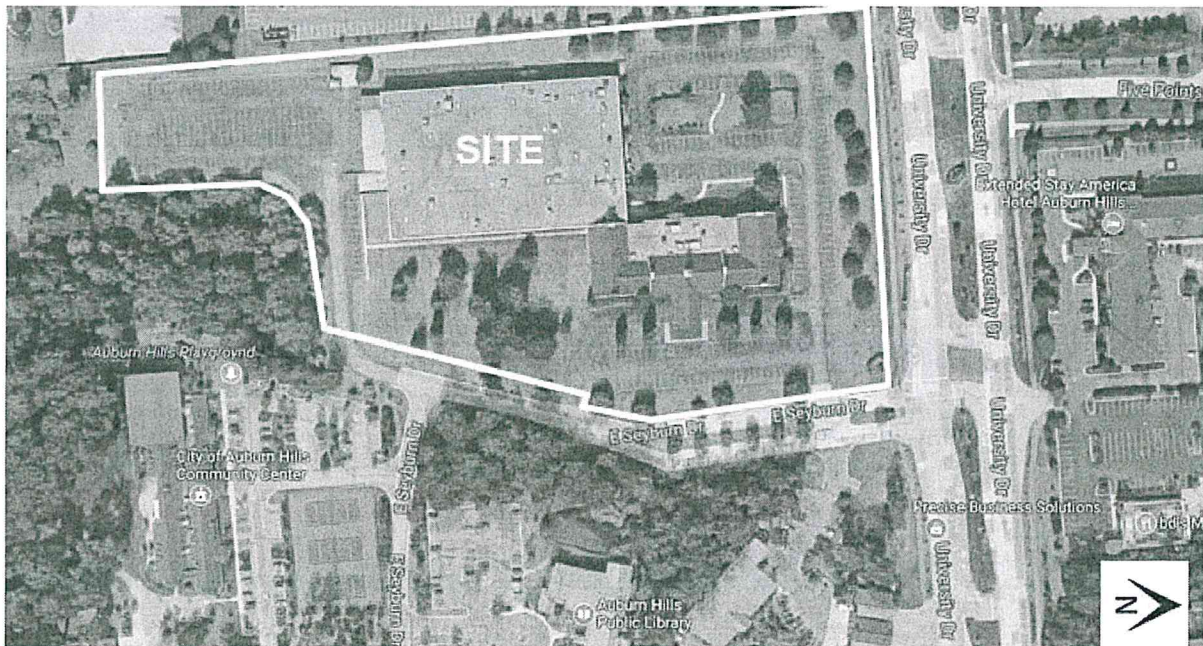
Derk Beckerleg
2600 Troy Center Drive
Troy, MI 48007-5025

When Recorded Return To:

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

EXHIBIT A

3300 University Drive



LEGAL DESCRIPTION

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

PARCEL ID 63-14-13-300-006

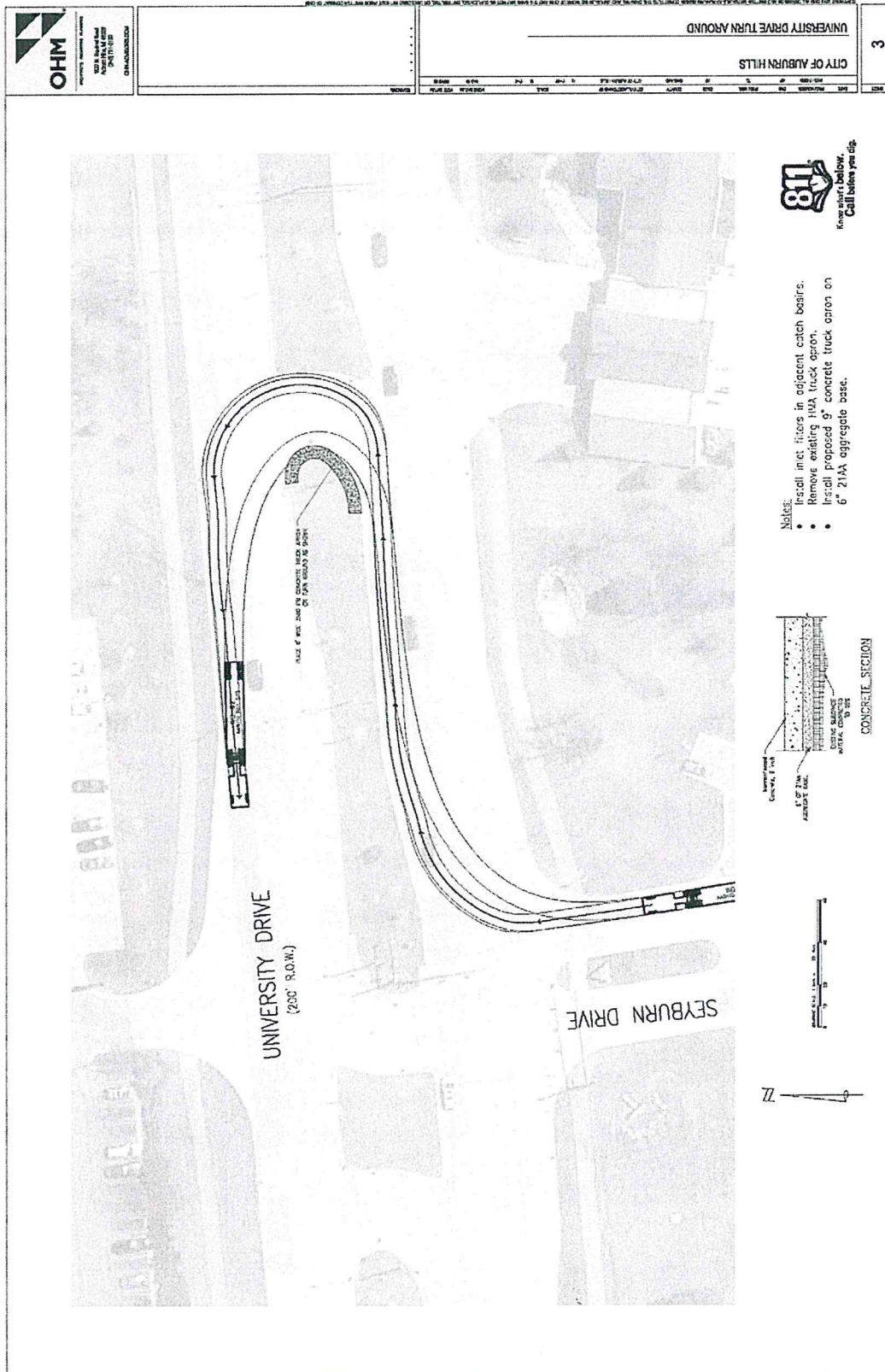
The land referred to in this Commitment, situated in the County of Oakland, City of Auburn Hills, State of Michigan, is described as follows:

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

EASEMENT PARCEL:

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

EXHIBIT B





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

WWW.DYKEMA.COM

Tel: (248) 203-0700

Fax: (248) 203-0763

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

October 9, 2024

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

Dear Neighbor:

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

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

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

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

October 9, 2024
Page 2

Thank you,

Dykema Gossett PLLC

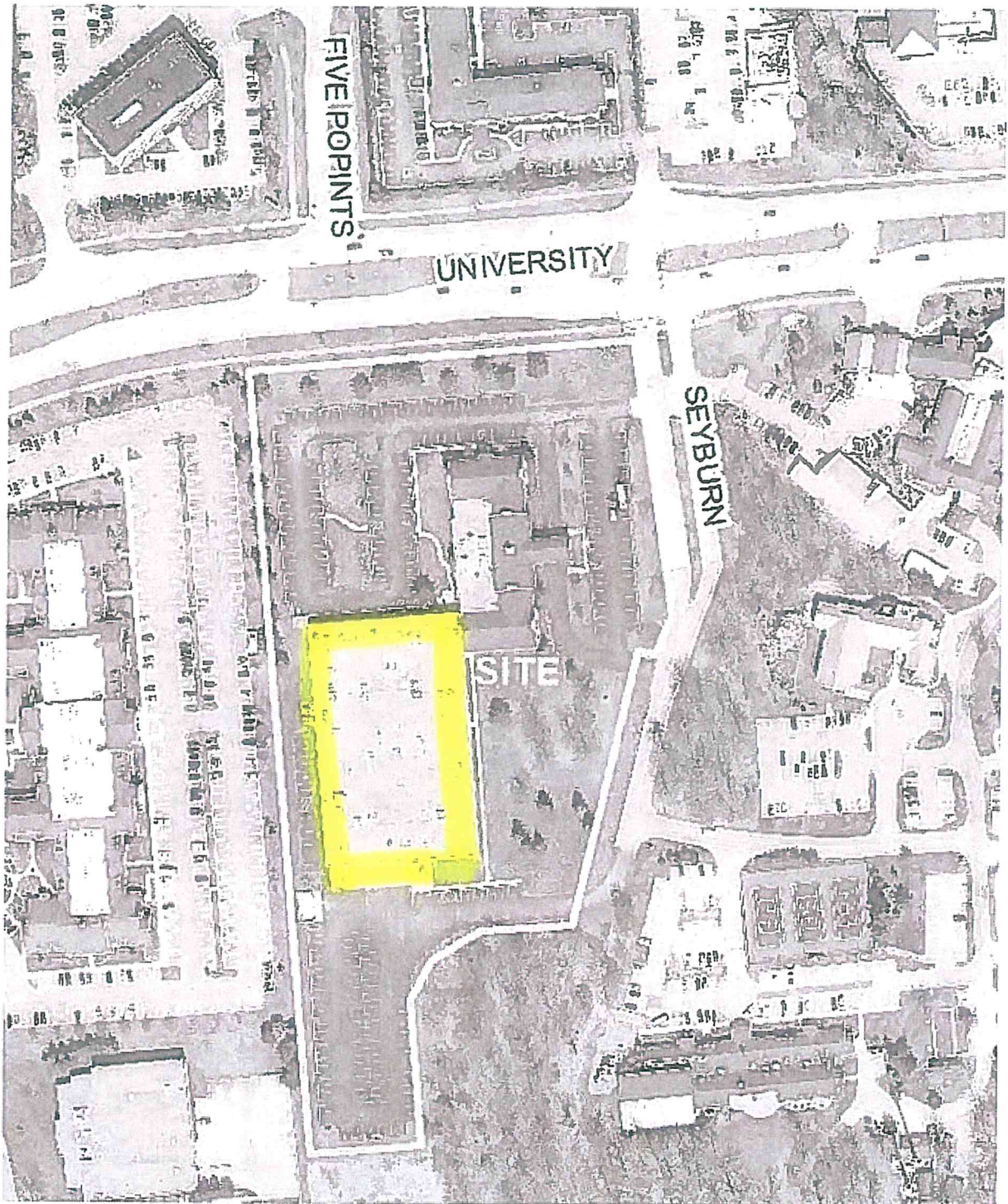


Benjamin E. Bayram

EXHIBIT A

Proposed Site

3300 University Drive
Auburn Hills Michigan





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

Tel: (248) 203-0700

Fax: (248) 203-0763

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

October 29, 2024

Via Email

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

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

Mr. Cohen:

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

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

Thank you,

Dykema Gossett PLLC

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

Benjamin E. Bayram



The City of Auburn Hills

City Council Meeting

EXCERPT - Minutes

November 27, 2017

CALL TO ORDER:

Mayor McDaniel at 7:00 p.m.

LOCATION:

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

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

Absent: None

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

25 Guests

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

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

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

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

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

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

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

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

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

Moved by Verbeke, Seconded by Moniz.

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

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

No: None

Resolution No. 17.11.214

Motion Carried (7 - 0)



CITY OF AUBURN HILLS
PLANNING COMMISSION
EXCERPT - MINUTES

November 15, 2017

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

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

5. PETITIONERS

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

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

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

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

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

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

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

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

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

Mr. Hitchcock asked what the intended hours of operation.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Supported by Mr. Pierce.

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

Motion Carried (6-0)



The City of Auburn Hills
City Council Meeting
Excerpt
Minutes

March 28, 2016

CALL TO ORDER:

Mayor McDaniel at 7:00 p.m.

LOCATION:

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

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

Absent: Council Member Hammond

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

14 Guests

9. NEW BUSINESS

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

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

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

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

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

Moved by Burmeister; Seconded by Mitchell.

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

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

No: None

Resolution No. 16.03.044

Motion Carried (6-0)



CITY OF AUBURN HILLS PLANNING COMMISSION EXCERPT - MINUTES

March 16, 2016

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

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

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

5. PETITIONERS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Mr. Schewe replied no, he had not.

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

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

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

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

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

Supported by Ms. Shearer.

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

NO: None

Motion Carried (8-0)



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: NOVEMBER 25, 2024

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: November 18, 2024
Subject: Clean View Auto Wash
Motion – Approval of a One-Year Extension of the Special Land Use Permit, Site Plan, and Tree Removal Permit

INTRODUCTION AND HISTORY

This is a request for a second, one-year extension of the City Council's November 28, 2022 approval of Clean View Properties LLC's request to construct a 16,307 sq. ft. automobile laundry on a 1.78-acre parcel located at 3909 Auburn Road. The property is zoned B-2, General Business District. Clean View Properties, LLC intends to start construction on the project by Spring 2025. The proposed site plan design still complies with all applicable City Ordinances.



Rendering of the proposed building looking north from Auburn Road

STAFF RECOMMENDATION

Staff has no objection to the extension request.

MOTION

Move to approve a one-year extension of the Special Land Use Permit, Site Plan, and Tree Removal Permit for Clean View Auto Wash. The approval shall expire on November 28, 2025. The applicant is advised that this extension will be the final extension granted by the City Council.

I CONCUR:

THOMAS A. TANGHE, CITY MANAGER



November 15, 2024

Re: for 3915 Auburn Road - Clean View Auto Wash

Mr. Steve J. Cohen, AICP, PCP
Director of Community Development
1827 North Squirrel Road
Auburn Hills, MI 48326

Clean View Auto Wash respectfully requests an extension of the site plan approval granted on 11/28/22. We have submitted building, engineering and demolition plans. We will start construction in spring of 2025 and open by winter of 2026. We would like to extend the approval for one year until 11/28/25.

This property and facility will be retained and operated by Clean View Auto Wash and not sold to Jax Kar Wash.

Please find enclosed the requested fee for \$425.

Please feel free to contact me at 586-524-9397 with any questions.

See next page for further details.

Sincerely,

Frank Toma

Clean View Auto Wash - President



1. Ownership of the property and details of the sale of Clean View's assets to Jax as reported in Crain's. **This location was not part of the Jax Deal so we are keeping it for my family.**
2. Status of your engineering review. **Approved**
3. Status of your building permit review. **My arctic fixed all the comments except a couple we would like to make an appt to meet with Jeff to go over.**
4. Status of demolition of the building on site and compliance with code enforcement cases. **Everything on the checklist has been completed except consumers have delayed us 3 or 4 months for the disconnect devin lang has been a part of the communication.**
5. When will construction begin? Will it be a Jax or Clean View facility? Will you be the owner/operator of the new facility? When will construction be complete? **Construction will begin as soon as we get all our permits and the weather gets better. It will be a clean view location.**
6. If it is not a Clean View car wash and changes are proposed to the building façade, including colors, we would need to know that now, as the changes may require the site plan to obtain revised approval from the Planning Commission and City Council. **No changes to the facade or colors.**



CITY OF AUBURN HILLS
REGULAR CITY COUNCIL MEETING
Minutes - **EXCERPT**

NOVEMBER 6, 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, Hawkins, Knight, Marzolf, and Verbeke

Absent: Council Member Cionka

Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Beckerleg, City Clerk Pierce, Chief of Police Gagnon, Fire Chief Massingill, DPW Director Baldante, Municipal Properties Mgr Wisser, Community Development Director Cohen, Construction Coordinator Lang, Economic Development Mgr Carroll, Finance Director/Treasurer Schulz, Deputy Treasurer Vittone, Management Assistant Hagge, Engineers Juidici & Driesenga

5 Guests

4. NEW BUSINESS

9a. Motion – To approve a one-year extension of the Special Land Use Permit, Site Plan, and Tree Removal Permit for Clean View Car Wash.

Mr. Cohen presented the need for a one-year extension of the Special Land Use Permit, Site Plan, and Tree Removal Permit for the development located at 3909 Auburn Road. The plan was originally approved November 28, 2022 but due to financing they were not able to take action until now.

Mr. Alex Jensen, COO of Clean View Auto Wash shared they have now secured financing and are ready to move forward with this development. He commented that the engineering plans have been submitted and they are working on the comments that were provided. He also shared that the architect plans are completed but not yet submitted. To help with environmental concerns, the proper requirements will be followed and there will be a vapor barrier as well.

Moved by Knight, Seconded by Hawkins.

RESOLVED: To approve a one-year extension of the Special Land Use Permit, Site Plan, and Tree Removal Permit for Clean View Car Wash. The approval shall expire on November 28, 2024.

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

No: None

Resolution No. 23.11.130

Motion Carried (6 - 0)



CITY OF AUBURN HILLS
REGULAR CITY COUNCIL MEETING
MINUTES - EXCERPT

NOVEMBER 28, 2022

CALL TO ORDER: Mayor Pro Tem Carrier at 7:00 PM.

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

Present: Mayor Pro Tem Carrier, Council Members Cionka, Hawkins, Knight, Marzolf

Absent: Mayor McDaniel, Council Member Verbeke

Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Beckerleg, City Clerk Pierce, Police Chief Gagnon, Deputy Police Chief McGraw, Fire Chief Massingill, Community Development Director Cohen, Finance Director Schulz, Accountant Winter, Senior Services Director Adcock, DPW Director Baldante, Management Assistant Hagge, Engineers Juidici & Cousino

55 Guests

4. NEW BUSINESS

- 9a. PART ONE – Motion – To approve the rezoning of 3915 Auburn Road from I-1, Light Industrial to B-2, General Business zoning district
PART TWO – Motion – To approve the Special Land Use Permit, Site Plan, and Tree Removal Permit / Clean View Car Wash

Mr. Cohen explained the request from Clean View Properties for a rezoning, special land use permit, site plan and tree removal permit to allow a car wash to be constructed at 3915 Auburn Rd. The request includes rezoning the parcel from I-1 Light Industrial District to B-2 General Business District. The site is surrounded by non-residential zoned properties, is designated for non-residential land use in the City's Master Land Use Plan, and is designated as a "business park" classification in the Village Center Neighborhood Master Plan.

Mr. Cohen explained the request further includes constructing a 16,307 square foot car wash on the site, which includes a car wash tunnel and fifteen indoor vacuum stations. He noted that the applicant complied with the City's requests addressing the nuisance concerns raised by residents. He noted that it was determined that the car wash would have a minimal impact on the surrounding area and will meet or exceed the City's zoning requirements. Construction is expected to begin in April, 2023 and will take one year to complete.

Mr. Hawkins acknowledged the concerns expressed by residents and noted the Planning Commission report addressed each of the concerns. He questioned the Brownfield concerns with the site and whether four to five months is enough time for the remediation.

Frank Toma, owner of Clean View Car Wash, stated that they have received bids to clean the site and is hopeful to have the facility opened in 12 – 18 months. He confirmed for Mr. Knight that projections were done and there is a business case for this site.

Mr. Marzolf noted that a good discussion was held at the Planning Commission meeting. It is a great opportunity to develop a site that is currently in poor condition.

Moved by Marzolf, Seconded by Knight.

RESOLVED: To accept the Planning Commission's recommendation and approve the rezoning of 3915 Auburn Road from I-1, Light Industrial to B-2, General Business District. The rezoning shall be referenced as Ordinance No. 22-933. (Attachment D)

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

No: None

Resolution No. 22.11.178

Motion Carried (5 - 0)

Moved by Knight, Seconded by Cionka.

RESOLVED: To accept the Planning Commission's recommendation and approve the Special Land Use Permit, Site Plan, and Tree Removal Permit for Clean View Car Wash subject to the conditions of the City's Administrative Review Team.

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

No: None

Resolution No. 22.11.179

Motion Carried (5 - 0)



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

November 16, 2022

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

ROLL CALL: Present: **Sam Beidoun, Cynthia Pavlich, Dominick Tringali, Carolyn Shearer, Chauncey Hitchcock, Brian Marzolf, Laura Ochs, Greg Ouellette**
Absent: Ray Saelens
Also Present: Director of Community Development Steve Cohen, City Planner Shawn Keenan, DPW Director Steve Baldante, City Engineer Tim Juidici (OHM), City Engineer Hannah Driesenga (OHM)
Guests: 20

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

5. PETITIONERS

5a. Clean View Car Wash (7:05 p.m.)

PART ONE - Public Hearing/Motion – Recommendation to City Council for approval of rezoning from I-1, Light Industrial to B-2, General Business, or any other appropriate zoning district.

PART TWO – Public Hearing/Motion – Recommendation to City Council for the approval of Special Land Use Permits, Site Plan, and Tree Removal Permit to construct a car wash.

Mr. Keenan explained that this agenda item has two parts.

Part one: Clean View Properties, LLC, requests for approval of the rezoning of the 1.78-acre parcel of land located at 3915 Auburn Road from I-1, Light Industrial to B-2, General Business. The property is the former site of Drake's Landscape. As shown in the aerial, a gas station with a car wash is located east of the site, and a plumbing supply warehouse with an associated outside storage yard is located west of the site. The Trailway Commons, which includes commercial and residential uses, is located north and northeast.

As shown on the City's Zoning map, the property is surrounded by non-residential property (B-2 and I-1 Districts). Non-residential zoned property is located directly across the street from the site (B-2 and O Districts).

The General Business District designation for this site reflects the City's long-range plan for the area as identified in the City's Master Land Use Plan, which characterizes the use classification as non-residential. It is also noted that the Village Center Neighborhood Master Plan identifies the property as "business park." Staff believes rezoning this parcel from I-1 to B-2 District is appropriate for this location. The zoning change will help fill the demand for additional commercial land in the area, which could serve the City's growing residential population in and around its downtown. Staff also finds the proposal from Clean View Properties, LLC, is consistent with the City's Master Land Use Plan and the 1999 Village Center Neighborhood Master Plan.

The Adopted City of Auburn Hills Master Land Use Plan depicts the subject parcel as non-residential land use. Therefore, based on the Adopted Plan, we recommend approval of the rezoning from I-1, Light Industrial District, to B-2, General Business District.

Part two: This is a request from Clean View Properties, LLC, to construct a 16,307 sq. ft. automobile laundry on the subject parcel. Approximately 5,700 sq. ft. of the building will be utilized for the car wash tunnel, 10,010 sq. ft. of the building will be used for the 15 indoor vacuum stations, and the remaining 597 sq. ft. is designed for a break room, a vacuum turbine room, and an attendant room. The automobile laundry requires special land use permit approval when located in the B-2 zoning district.

Clean View Properties, LLC currently operates five Clean View Car Washes in Macomb County. However, the design of the proposed car wash is unlike the five existing car washes since it includes several key design features described later in the report. Adding the proposed car wash on the outer edge of the City's growing downtown should benefit the ever-increasing number of residents who live in and around the downtown area.

Background: In February 2020 R. Youngblood & Company presented plans to the Planning Commission for a landscape company that included outdoor storage. The Planning Commission supported that development with a 9-0 vote. The City Council accepted the Planning Commission recommendation and approved the plan with a 5-0 vote. The development did not move forward due to the contamination found on the site. Mr. Frank Toma, the owner of Clean View Car Wash, is aware the site is contaminated and that in order to redevelop the site, he will have to comply with due care obligations. The City's Brownfield consultant, Brian Westhoff, Senior Project Manager with AKT Peerless Environmental Services, reviewed the Phase II Environmental Site Assessment Report. He concluded that the proposed redevelopment of the property for commercial use as a car wash appears to be a viable use for the property as long as the redevelopment complies with the owner/operator's due care obligations.

There are key issues related to the development that are listed in the report that relate to efforts to abate any potential nuisances. The first relates to buffer area and screening. To help ensure the future residents of the townhouses to the north are not negatively impacted by the proposed development, a 21.51-wide landscape buffer will be established between the west property line and the parking area. The proposed landscape buffer is wider than the ordinance requires. The buffer will be heavily landscaped with a mixture of evergreen and deciduous trees. For added protection, the applicant has also agreed to provide additional screening by installing a six-foot high vinyl fence along the east, north, and a small portion of the west property lines. It is noted that the landscape plan for Trailway Commons calls for the planting of trees on the north and east sides of the proposed fence to provide screening of any future industrial/business use. Thus, the townhomes to the north will have a double buffer. The staff appreciates that the developer listened to our recommendation and created this solid buffer for the future residents, which exceeded our expectations.

The second issue is the use of high-speed overhead doors for the tunnels. The overhead doors used for the vehicle entrance and exit to the wash tunnel and vacuum tunnel will be high-speed doors and automatically open and close when vehicles enter and exit the building. The high-speed overhead doors shall remain closed and shall only open when vehicles enter and leave the building. The owner added this feature at the staff's request to help mitigate any noise nuisance.

The third issue relates to the car wash tunnel. The car wash tunnel includes several design features to help mitigate any noise nuisance. First, the wash tunnel does not have a spray station at the entrance, where attendants usually provide an initial spray and scrub of the vehicle. Second, the wash tunnel has been made longer than Clean View Car Wash's standard tunnel, allowing the blow-dryers to be set back further inside the tunnel to keep them further away from the exit doors. Third, high-speed overhead doors will be used that will only open when the blow-dryers finish drying a vehicle.

The fourth issue relates to the vacuum stations and vacuum turbine. All vacuum stations and the vacuum turbine will be located inside the building. Staff visited the Clean View Car Wash in Clinton Township and found excessive noise emanating from the vacuums and vacuum turbine located outside the building. We also wanted to point out that since the vacuum stations are located inside the building, the use of exterior speakers is not being proposed.

The next issue relates to the potential of increased ice on the road during the winter months. Unlike all the other car washes in the city, the proposed car wash is designed to have customers vacuum their vehicles inside the building after exiting the wash tunnel. This design layout provides additional time for vehicles to shed any excess water. Also, based on the Department of Public Works Road Division and the Police Department's knowledge, the

City has not experienced any issues related to increased ice on the road from any of the eight existing car wash facilities in the City.

The next issue relates to potential environmental pollution. The City of Auburn Hills, the Michigan Department of Environment, Great Lakes and Energy, and the EPA all promote the use of commercial car washes to prevent water pollution since commercial car washes are required to dispose of wastewater properly.

There was a concern about the proposed car wash's impact on water pressure. The plans were reviewed by Jason Deman, Manager of Public Utilities. He indicated that there is ample water pressure and flow in the area and did not see any issue with this development proceeding according to plan.

The next issue relates to traffic. Mr. Frank Toma, the owner of Clean View Car Wash, explained that in general, car washes are not traffic generators but will draw customers from existing traffic. Internally to the site, it is noted that the car wash provides the required amount of reservoir parking. The proposed use did not raise any traffic concerns with the Police Department or the City's Engineer.

Staff also researched crash data in the area of Auburn Road and Adams Road. According to the Southeast Michigan Council of Government's crash location map, over the five years from 2017 - 2021, there were 82 crashes in the area of Auburn Road and Adams Road. Of the 82 vehicle crashes, there were no fatalities and only one crash that resulted in a serious injury. The Auburn Hills Police Department also reviewed crash records and found no reports of fatal accidents occurring at this intersection.

Staff notes that plans call for the realignment of the existing pathway along Auburn Road and increasing its width to eight feet, in accordance with the City's pathway plan. The realignment and widening of the path further promote the City's effort to create a walkable community. Staff also notes that reducing vehicle access to the site to one defined entrance/exit drive improves the safety of the pathway for users.

A tree removal permit is required. Twenty-six replacement trees are required, and 26 replacement trees are proposed.

Construction for this project is expected to begin in April 2023, with completion anticipated in April 2024. The overall investment is estimated at \$4 million.

Firas (Frank) Toma, Clean View Properties, LLC, 44640 Morly Drive, Clinton Township, MI 48036 was available to answer any questions of the Commission.

Mr. Beidoun asked if the cars leaving the wash area have the option of going to the vacuum area or exiting to the street. Mr. Toma explained that the vacuums are optional.

Mr. Hitchcock asked if membership options would be available to customers, stating that if they were, the car wash would likely become a destination and not just a spur-of-the-moment decision. Mr. Tomas said that memberships would be offered, but it has been their experience that people who use the facility live or work in the area. Mr. Hitchcock asked about the breakdown of monthly packages as opposed to single-use customers. Mr. Toma stated that the expectation is 60% members and 40% non-members.

Mr. Hitchcock asked how many cars are expected at the business's peak. Mr. Toma explained that the average is typically 300-400 cars/day, with 35 being the peak. These numbers are dependent on several factors, including weather and membership. There is space available to stack 35 cars in the proposed development, with an additional six cars in the tunnel and 15 vacuum spaces.

Mr. Hitchcock asked if other sites have had any issues stacking to the road. Mr. Toma stated that there have been no issues and his other washes are in higher traffic count areas with smaller sites with two lanes rather than three lanes. He explained his business's customer base is based on traffic counts.

Mr. Tringali stated that he appreciates the design of this facility over the one at 23 Mile Road and recognizes that the proposed design includes extensive improvements over the site he visited. Mr. Toma explained the 23 Mile Road wash was an existing facility. This new facility will allow them to make improvements to their design to mitigate the noise pollution.

Mr. Toma explained that this will be a huge investment. The tunnels are much longer than his other sites, allowing the blowers to be moved back away from the exit doors.

Ms. Ochs asked if there will be a designated membership lane. Mr. Toma stated that there would be.

Ms. Ochs asked how the vacuum area will be controlled. Mr. Toma explained that the vacuum is free with any wash. There will be internal directional signage for the customers.

Ms. Shearer asked about the staffing levels. Mr. Toma explained that there will be one employee at the kiosk and one employee inside the facility.

Ms. Shearer asked about the cost of the wash. Mr. Toma stated that there will be a \$9 basic wash, a \$13 wash and a \$17/\$18 wash. Monthly memberships will be either \$22.99 or \$23.99.

Mr. Marzolf asked if the facility uses soft cloth wash. Mr. Toma explained that the washes have been using foam since 2010. The chemicals are 100% safe.

Mr. Marzolf expressed concern about icing on the road as people exit. Mr. Toma stated that there is a long run to the street. Also, for those customers that choose to utilize the vacuums additional drying time is gained. The property will also be salted multiple times per day and cautionary signage can be installed.

Mr. Marzolf asked about the anticipated peak times of service. Mr. Toma explained that typically their facilities experience peak use between 11:00 a.m. and 2:00 p.m., with Saturdays being the busiest overall.

Mr. Marzolf stated that he appreciates the work by the applicant to mitigate the noise, stating that it is a good re-use of the property. Mr. Toma stated that it is their goal to get the community's support.

Ms. Shearer asked about the lighting for the project. Mr. Toma stated there will be normal lot lighting in compliance with the Zoning Ordinance. Lighting will not shine outside of the property.

Mr. Ouellette asked about the length of the tunnel and the high-speed doors. Mr. Toma shared that the doors take three seconds to raise and lower, and are designed to function thousands of times per day. Because the tunnel is 160' long and the blowers are set back approximately 30' from the doors, the noise is mitigated greatly.

Mr. Ouellette asked about the pathway across the front of the site and any signage alerting customers of the pathway's existence. Mr. Keenan stated that there is a stop sign before the pathway/sidewalk.

Mr. Beidoun asked if locating a car wash in a B-2 district is a common practice in other municipalities, or is it unique to Auburn Hills. Mr. Toma stated that other cities locate them in light industrial zonings. Mr. Keenan explained that the Master Plan calls for this area to be zoned commercial.

Ms. Ochs read the attached email and petition into the record from the following residents objecting to the project:

1. **Daniel & Christina Coffield, 3900 Brimfield Avenue, Auburn Hills, MI**
2. **A signed petition from 36 residents (Residents Against Proposed Redevelopment of 3915 Auburn Road.)**

Ms. Shearer asked if the height of the fence could be increased from 6' to 8'. Mr. Toma indicated that increasing the fence height would be possible.

Mr. Ouellette opened the public hearing at 7:39 p.m.

The following residents spoke against the car wash development:

1. R. Douglas, 3881 Brimfield Avenue. Douglas is a 30-year resident of Auburn Hills. Douglas spoke in representation of his neighbors who signed the petition objecting to the car wash. Douglas asked the Commission to consider the cost versus the benefit to the neighborhood and urged them to find that the benefits do not outweigh the costs. Douglas stated that the signers of the petition do not object to the remediation, rezoning or redevelopment of the property, but do not believe that a car wash is the best fit for the neighborhood.
2. Randy Wyatt, 3788 Auburn Road. Mr. Wyatt is a 35-year resident of Auburn Hills, having worked for the city for 25 years. He also sat on the Brownfield Committee for two years. He commended the Planning Commission for trying to do something with the property. He agrees that the site needs to be cleaned up but that a car wash does not fit in the downtown. He does not feel that a car wash fits with the vision for the city, citing a need for more restaurants, entertainment, and housing downtown.
3. John Bowery, 3844 Auburn Road. Mr. Bowery lives close to the proposed development. He stated that traffic in this area is already heavy without adding a car wash. He stated that the homes behind the site are very close and will be looking down onto the car wash. He feels that a restaurant would be a better use of the site, stating that the placement of a car wash on the site conflicts with a walkable community.

Mr. Marzolf asked what other types of businesses are allowed in B-2 zoning. Mr. Keenan listed those businesses allowed in both B-1 and B-2 zoning. Mr. Keenan further explained that car washes located in downtown areas are not uncommon. The location of this proposal is on the outskirts of Downtown Auburn Hills.

Mr. Marzolf agreed, stating that while he appreciates the concerns of the residents, this proposal is close to downtown but not necessarily in Downtown Auburn Hills.

Ms. Shearer asked the applicant about the cost of remediation of the site. Mr. Toma explained that his company will be responsible for the approximate \$250,000 - \$400,000 cost of remediation.

There being no further public comments, Mr. Ouellette closed the public hearing at 7:59 p.m.

Ms. Pavlich asked about the distance between the end of the proposed development property and the closest residential property. Mr. Keenan stated that the closest residential zoned property would be across the street. The residential use behind the proposed site is in a B-2 zoning district.

Ms. Ochs stated that she understands the concerns of the community, but feels the applicant has addressed the noise concerns. She also commented on the limitations caused by the cleanup necessary on the property.

Moved by Tringali to recommend to City Council approval of the rezoning of parcel 14-25-478-006 (3915 Auburn Road) from I-1, Light Industrial to B-2, General Business District.

Second by Beidoun.

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

No: None

Motion Carried (8-0)

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

Second by Tringali.

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

No: Shearer, Ochs

Motion Carried (6-2)

Keenan, Shawn

From: Daniel Coffield
Sent: Monday, October 31, 2022 9:14 PM
To: Keenan, Shawn
Subject: Re: Clean View Car Wash

Dear Planning Commission:

We are writing to express our views regarding the proposed development of 3915 Auburn Rd into a Clean View Car Wash. We hope the commission does not recommend approval for the following reasons.

First, the proposed car wash would bring car traffic to the area, but would not otherwise help the downtown businesses. People would only drive in and drive out, just like the two gas stations currently at the corner of Adams and Auburn.

Second, the car wash will make traffic even worse at the Adams/Auburn intersection. Many days it is very difficult for us to pull out of Brimfield Ave onto Adams because of the traffic backups—and all for minimal benefit to the residents. There is currently a car wash at the gas station at the same intersection, as well as three more near Opdyke and South Blvd.

Third, a car wash is not a compatible business with downtown. If you look at other downtowns in the area, like Rochester, you would never see a car wash near downtown, but instead in a nearby store/strip mall area—a car traffic area. This will hurt downtown as a walkable, bikeable, pedestrian-friendly area. As it is, access to downtown by bikes and pedestrians from Auburn/Adams is not very good, and this will make it worse. The sidewalk on the south side of Auburn is incomplete, and this would put a lot of car traffic across the north sidewalk. This kind of business is usually seen in an area like at University/Squirrel or Marketplace Circle, but not adjacent to our nice downtown.

Lastly, the Auburn/Adams area is highly residential and a car wash will only increase the amount of loud, irregular, and unnatural noise in the area.

Because there are several downsides and minimal benefit to the residents who live in the area, we ask that the commission not recommend the zoning approval.

Thank you,

Daniel & Christina Coffield
3900 Brimfield Ave

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

November 4, 2022

Residents Against Proposed
Redevelopment of 3915 Auburn Road

RE: **PROPOSED REDEVELOPMENT OF 3915 AUBURN ROAD**
CC: Shawn Keenan, City Planner
Steven Cohen, Director of Community Development

Dear Auburn Hills Planning Commission:

We write to submit a petition of objection to the proposed redevelopment of 3915 Auburn Road. The reasons we object vary, but common grievances among households include:

- Concerns over lowering nearby residential water pressure
- Increased traffic at an already deadly intersection
- An increase of ice on the road during winter months
- The preexistence of a car wash immediately next door
- Egregious noise pollution
- Potential environmental pollution from runoff into proximately located storm sewers
- A misalignment with the city's current mission of promoting a walkable downtown given inherent traffic increase into, out of, and around the establishment

In canvassing for the petition, contact was made with a total of 78 households. Of those, 32 did not answer and 17 either had no opinion on the redevelopment (n=10) or said they needed more information before signing (n=7). No households or individuals with whom we made contact were in favor of redeveloping the land into a car wash.

Of note, there is no objection to modifying the zoning from light industrial to commercial; the objection is to the establishment of a car wash, specifically.

Please find a copy of the petition attached. Correspondence may be routed to drdouglass2025@gmail.com.

Respectfully,

The Undersigned

PETITION

RESIDENTS AGAINST PROPOSED REDEVELOPMENT OF 3915 AUBURN ROAD

By signing hereunder, I certify my objection to the proposed redevelopment of

3915 AUBURN ROAD, AUBURN HILLS, MI 48326

and acknowledge this petition will be presented to the

CITY OF AUBURN HILLS PLANNING COMMISSION

on WEDNESDAY SEPTEMBER 14, 2022 at 7:00 PM.

~~OCTOBER 5~~ NOV. 13, 2022 NOV 16, 2022

Date	Address	Name	Signature
9/12/22	3784 Brimfield	Mike Zelinski	Mike Zelinski
9/12/22	3871 Brimfield	Larry G. Douglas	Larry G. Douglas
9/13/21	3845 BRIMFIELD	Kenny Marion	Kenny Marion
9/13/22	3796 Brimfield	Michelle Zelinski	MZ
9/13/22	3784 Brimfield	Barb Zelinski	Barb Z
9/13/22	3810 Brimfield	Joyce Ohngren	Joyce A Ohngren
9-13-22	3810 Brimfield	Richard L. Ohngren	Richard L Ohngren
9-13-22	3871 Brimfield Ave	ARENA Catalano	ARENA Catalano

Date	Address	Name	Signature
9-13-22	3900 Brimfield Ave	Danuel Colfield	DJC
9/13/22	3910 Brimfield Ave	Andrew Ritchie	Andrew Ritchie
9/13/22	3900 Brimfield Ave	Christina Colfield	Christina Colfield
9/13/22	3899 Brimfield Ave	Kimberly Kozak	Kelley
9-14-22	3881 Brimfield Ave	Renna Douglas	Renna Douglas
9-20-22	3072 S. DOAMS RD	Melvin A. Pohl	Melvin A. Pohl
9-20-22	3906 Auburn Rd	Lyndia Gonzalez	Lyndia Gonzalez
9-20-22	3896 Auburn RD	Brian Willey	Brian Willey
9-20-22	3788 Auburn N	Randy Wyatt	Randy Wyatt
9-20-22	3788 Auburn Rd	Josh Wyatt	Josh Wyatt
9-20-22	3788 Auburn Rd	Christina Wyatt	Christina Wyatt
9-20-22	3788 Auburn Rd	Dawn Wyatt	Dawn Wyatt
9/20/22	3768 Auburn Rd	Naim Tremont	Naim Tremont
9/20/22	3758 Auburn RD	Douglas Kivimaki	Douglas Kivimaki
9/20/22	35 Oakmont	A Smith	A Smith
9/20/22	96 OAKmont	Jeff Weaver	Jeff Weaver
9/20/22	3881 Brimfield Ave	BRIANA DOUGLAS	Briana Douglas

CLEAN VIEW AUTO WASH



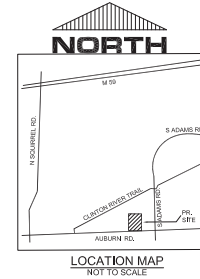
3909 AUBURN RD., AUBURN HILLS, MI 48326

Clean View Auto Wash started as a soft cloth car wash/foam company in Chesterfield, MI founded in 1980. Our company has been a proud member of the local community and we look forward to continuing our relationship with all of our valued customers in the future.

We are tuned into the needs of our customers from Chesterfield, Shelby, and beyond, and their satisfaction is our top priority. We use modern equipment designed to provide a gentle, eco-friendly and above all effective deep clean. We pride ourselves on our work, and our level of service is unmatched.

Clean View Auto Wash has served the Metro-Detroit community for over three decades, making us one of the oldest auto washes in the area. Over the years, we have adapted our services to meet the changing needs of our customers.

LOCATION MAP:



PROJECT TEAM:

GES - GATEWAY ENGINEERING AND SURVEYING, INC.
8155 ANNSBURY DR. SUITE 109
SHELBY TWP., MI 48316
OFFICE: (586) 786-5533
FAX: (586) 786-5575
CONTACT: JOSEPH VAGLICA, PhD, PE
EMAIL: joe@gatewayengineer.com
CC: mitesh@gatewayengineer.com

ARCHITECTURAL DESIGNER:
GES - GATEWAY ENGINEERING AND SURVEYING, INC.
8155 Annsbury Dr. Suite 109, Shelby Twp., MI 48316
CONTACT: Danae DiCicco
Ph: 586-209-3856
E: danae@gatewayengineer.com

NOTE: THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE WILL BE PLAN PREPARER:
JOSEPH VAGLICA, PhD, PE / LICENSE NO. 50340

LANDSCAPE DESIGNER:
NAGY DEVLIN LAND DESIGN
31736 WEST CHICAGO AVE.
LIVONIA, MI 48150
CONTACT: Brian Devlin
PH: 734-634-9208

CLIENT:

FRANK TOMA, PRESIDENT
CLEAN VIEW AUTO WASH
PHONE#: 586-524-9397
ADDRESS: 44640 MORLEY DR., CLINTON TWP., MI 48036
EMAIL: frank.toma@cleanveiwautowash.com

GES PROJ # 22-0409
CITY OF AUBURN HILLS, PLANNING DEPT. - PERMIT #



8155 ANNSBURY DRIVE, SUITE # 109
SHELBY TWP., MI 48316
OFFICE # (586) 786-5533 FAX # (586) 786-5575
www.gatewayengineer.com

INDEX OF DRAWINGS:

SHT	NAME
	COVER SHEET
C1.1	TOPOGRAPHIC SURVEY PLAN
C2.1	DIMENSIONAL SITE PLAN
C2.2	OVERLAY PLAN
C2.3	DETAILS PLAN
C2.4	FIRE TRUCK ACCESS PLAN
C3.1	ENGINEERING SITE PLAN / GRADING PLAN
C4.1	ENGINEERING SITE PLAN / UTILITY PLAN
A1.1	PROPOSED FLOOR PLAN
A2.1	PROPOSED ELEVATIONS
A9.1	SITE & EXTERIOR RENDERINGS
LP-1	LANDSCAPE PLANTING PLAN - BY OTHERS
LP-2	TREE INVENTORY PLAN - BY OTHERS

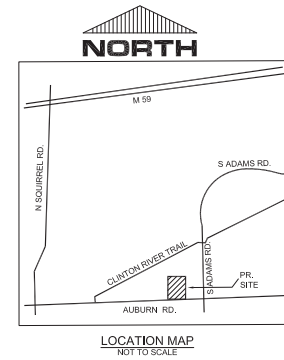
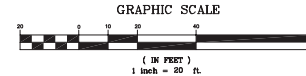
SEAL:

ENGINEER'S CERTIFICATION:
"I HEREBY CERTIFY THAT I HAVE READ THE TOWNSHIP'S LAND DEVELOPMENT ORDINANCE (AND ITS RELATED ENGINEERING AND CONSTRUCTION STANDARDS) AND I HAVE PREPARED THESE PLANS IN COMPLETE CONFORMITY WITH THE REQUIREMENTS OF SAID ORDINANCE."

JOSEPH VAGLICA
PROFESSIONAL CIVIL ENGINEER NO. 50340



CLEAN VIEW AUTO WASH



LEGAL DESCRIPTION: 3906 AUBURN RD., AUBURN HILLS, MI
PARCEL ID: 14-25-478-006
 LOT 36 AND THE WESTERLY 225.0 FT OF LOT 42 OF "SUPERVISOR'S PLAT NO. 16, A SUBDIVISION OF PART OF SECTION 25, T3N, R10E, PONTIAC TOWNSHIP, OKLAHOMA COUNTY, MICHIGAN AS RECORDED IN LIBER 28, PAGE 46, OKLAHOMA COUNTY REGISTER OF DEEDS."
NOTE: LEGAL DESCRIPTION WAS OBTAIN FROM CERTIFICATE OF LAND SURVEY, PERFORMED BY MC COY LAND SURVEYING CO., 209 FLORENCE AVE., PONTIAC, MI 48053 AND PROVIDED BY CLIENT.

NOTE:
 EXISTING TREES LIST WILL BE REEVALUATED AND REVISED BY A REGISTERED LANDSCAPE ARCHITECT AND WILL BE PROVIDED AT A LATER DATE.

#	SIZE & COMMON NAME	BOTANICAL NAME	CONDITION	REGULATED LANDMARK	SAVE/REMOVE
4401	5' 6" 7" MAPLE	ACER RUBRUM	GOOD	YES	NO REMOVE
4402	7" MAPLE	ACER RUBRUM	GOOD	YES	NO REMOVE
4403	3' 5' 6" MAPLE	ACER RUBRUM	GOOD	YES	NO REMOVE
4404	10" LOCUST	GLEDTISIA TRICANTHOS	GOOD	YES	NO REMOVE
4405	15" LOCUST	GLEDTISIA TRICANTHOS	GOOD	YES	NO REMOVE
4406	17" OAK	QUERCUS RUBRA	GOOD	YES	NO REMOVE
4407	13' KENTUCKY COFFEE TREE	GYNOCOCALUS DIOICUS	GOOD	YES	NO REMOVE
4408	6" MAPLE	ACER RUBRUM	GOOD	YES	NO REMOVE
4409	8" MAPLE	ACER RUBRUM	GOOD	YES	NO REMOVE
4410	8" MAPLE	ACER RUBRUM	GOOD	YES	NO REMOVE
4411	11" LOCUST	GLEDTISIA TRICANTHOS	GOOD	YES	NO REMOVE
4412	8" MAPLE	ACER RUBRUM	GOOD	YES	NO REMOVE
4413	8" OAK	QUERCUS RUBRA	GOOD	YES	NO REMOVE
4414	17" LOCUST	GLEDTISIA TRICANTHOS	GOOD	YES	NO REMOVE
4415	6' 7" 7" MAPLE	ACER RUBRUM	GOOD	YES	NO REMOVE
4416	7' 7" 7" MAPLE	ACER RUBRUM	GOOD	YES	NO REMOVE
4417	9" MAPLE	ACER RUBRUM	GOOD	YES	NO REMOVE
4418	7" LOCUST	GLEDTISIA TRICANTHOS	GOOD	YES	NO REMOVE
4419	6" CARB APPLE	PIRUS CALLERYANA	GOOD	YES	NO REMOVE
4420	8" MAPLE	ACER RUBRUM	GOOD	YES	NO REMOVE
4421	12" CHERRY	PRUNUS	GOOD	YES	NO REMOVE
4422	12" POPLAR	JUGLANS REGIA	GOOD	YES	NO REMOVE
4423	6" CHERRY	TILIA CORDATA	GOOD	NO	NO REMOVE
4424	8" BIRCH	FAGUS SYLVATICA	GOOD	YES	NO REMOVE
4425	12" LOCUST	GLEDTISIA TRICANTHOS	GOOD	YES	NO REMOVE
4426	10" MAPLE	ACER RUBRUM	GOOD	YES	NO REMOVE
4427	11" MAPLE	ACER RUBRUM	GOOD	YES	NO REMOVE
4428	17" MAPLE	ACER SACCHARINUM	GOOD	YES	NO REMOVE
4429	10" CEDAR	TAXODIUM DISTICHUM	GOOD	YES	NO REMOVE
4430	8" MAPLE	ACER RUBRUM	GOOD	YES	NO REMOVE
4431	7" MAPLE	ACER RUBRUM	GOOD	YES	NO REMOVE
4432	10" LOCUST	GLEDTISIA TRICANTHOS	GOOD	YES	NO REMOVE
4433	9" MAPLE	ACER RUBRUM	GOOD	YES	NO REMOVE
4434	13" LOCUST	GLEDTISIA TRICANTHOS	GOOD	YES	NO REMOVE
4435	6" BEECH	FAGUS SYLVATICA	GOOD	YES	NO REMOVE
4436	6" BEECH	FAGUS SYLVATICA	GOOD	YES	NO REMOVE
4437	6" LINDEN	TILIA CORDATA	GOOD	NO	NO REMOVE

EXISTING LEGEND

- EXIST. STORM SEWER
- EXIST. OVERHEAD UTILITY
- EXIST. FENCE LINE
- EXIST. WATERMAIN
- EXIST. SANITARY LINE
- EXIST. GAS LINE
- EXIST. HYDRANT
- EXIST. UTILITY POLE
- EXIST. LIGHT POLE
- EXIST. GATE WELL
- EXIST. ROAD CATCH BASIN
- EXIST. STORM CATCH BASIN
- EXIST. SANITARY MANHOLE
- EXIST. ROAD SIGN BOARD
- EXIST. SIDEWALK
- EXIST. CONC. PAVEMENT
- EXIST. ASPH. PAVEMENT

SITE BENCHMARK: (NAVD 88 - BY GPS)
B.M. #1
 ARROW ON EX. HYDRANT LOCATED 450' WEST FROM THE SW CORNER OF PROPERTY AND ON NORTH SIDE OF THE AUBURN ROAD. LOCATED AT 3885 AUBURN RD., AUBURN HILLS ELEVATION= 859.60
B.M. #2
 ARROW ON EX. HYDRANT LOCATED 450' EAST FROM THE SE CORNER OF PROPERTY AND ON NORTH SIDE OF THE AUBURN ROAD. LOCATED AT 3995 AUBURN RD., AUBURN HILLS ELEVATION= 870.58
SOIL LEGEND:
 41B- Aquifers, Sandy, Loamy, Underlaid
 62B- Urban Land-Slacks complex, 0 to 5 percent slopes
FLOODPLAIN NOTE:
 SUBJECT PROPERTY (ZONE X) IS A AREA OF MINIMAL FLOOD HAZARD.
 FIRM MAP NUMBER: 26125C0389F
 EFFECTIVE DATE: SEPTEMBER 29, 2006

LEGEND
 R-O-W = RIGHT OF WAY
 P.O.B. = POINT OF BEGINNING
 F = FOUND IRON
 FCI = FOUND CAPPED IRON
 S/P/R COR = SET PROPERTY CORNER
 N, E, S, W = NORTH, EAST, SOUTH, WEST
 P.I.D.# = PARCEL IDENTIFICATION NUMBER
 T.R. = TOWNSHIP
 L.P. = LIBER/PAGE
 R.M. = RECORD/MESURE

UTILITY WARNING
 EXISTING AND PROPOSED UTILITIES ARE SHOWN ON THIS PLAN. ALL UTILITIES ARE TO BE DELETED OR RELOCATED AS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES.

**NOT FOR CONSTRUCTION
DRAWINGS**
 PID # 14-25-478-006

PROJECT INFORMATION:
**CLEAN VIEW
AUTO WASH**
 3909 AUBURN RD.
 AUBURN HILLS, MI 48005
 PARCEL ID# 14-25-478-006

CLIENT INFORMATION:
 FRANK TONIA, PRESIDENT
 CLEAN VIEW AUTO WASH
 PHONER: 588-624-4097
 EMAIL: frank.tonia@cleanviewautowash.com

ISSUANCE:
☐ SCHEMATIC
☐ BIDDING
☒ FINAL SUBMITTAL
☐ CONSTRUCTION
☐ OTHER
 DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS INDICATED

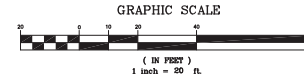
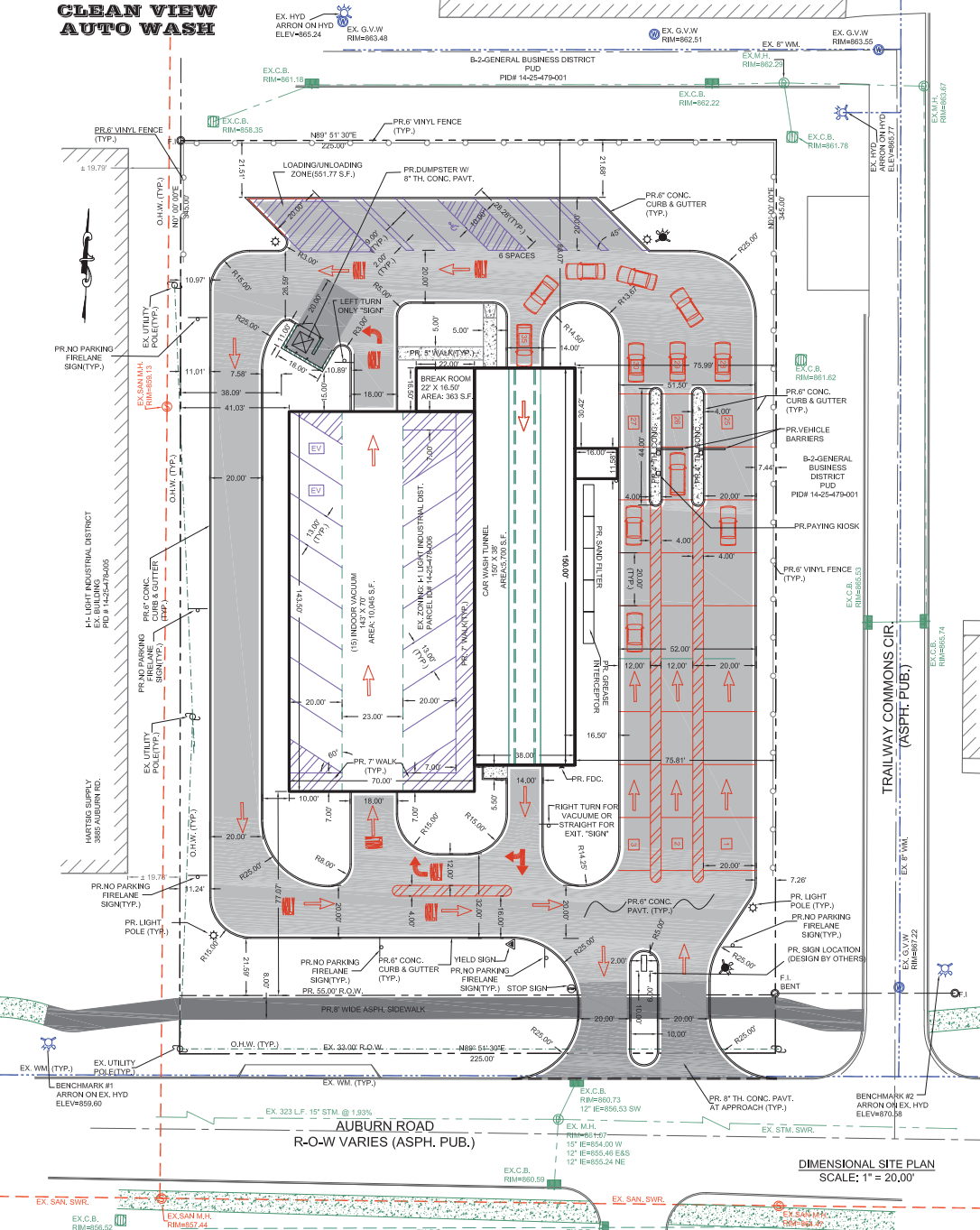
NO.	DESC.	DATE
1.	CONCEPT	04/19/2022
2.	PIP	07/29/2022
3.	REV. PIP	08/02/2022
4.	REV. PIP	09/02/2022
5.	REV. PIP	09/02/2022
6.	REV.	10/18/2022

REVIEWED BY: J.V.
 DESIGNED BY: M.G.
 DRAWN BY: M.G.

DRAWING:
 TOPOGRAPHIC
 SURVEY

NO. **C1.1**
 PROJECT NO. 22-0409

CLEAN VIEW AUTO WASH



NORTH



SITE BENCHMARK: (NAVD 88 - BY GPS)
B.M. #1
 ARROW ON EX. HYDRANT LOCATED ±50' WEST FROM THE SW CORNER OF PROPERTY AND ON NORTH SIDE OF THE AUBURN ROAD. LOCATED AT 3885 AUBURN RD., AUBURN HILLS ELEVATION: 850.00
B.M. #2
 ARROW ON EX. HYDRANT LOCATED ±62' EAST FROM THE SE CORNER OF PROPERTY AND ON NORTH SIDE OF THE AUBURN RD. LOCATED AT 3895 AUBURN RD., AUBURN HILLS ELEVATION: 870.58

PROPOSED HOURS OF OPERATION:
 MONDAY TO SATURDAY - 7:30 AM TO 9:00 PM
 SUNDAY - 8:30 AM TO 6:00 PM

CITY OF AUBURN HILLS 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 STEPPED PER ZONING ORDINANCE NO. 372.
 6. PROVIDE INDICATION WHETHER OR NOT AN ENVIRONMENTAL IMPACT STATEMENT IS REQUIRED (NOTE: NOT REQUIRED, SITE IS LESS THAN 20 ACRES).
 7. PROVIDE INDICATION WHETHER OR NOT A LAND DIVISION OR COMBINATION IS REQUIRED (NOTE: NOT REQUIRED).
 8. PROVIDE INDICATION WHETHER OR NOT SPECIAL LAND USE PERMIT APPLICATION(S) ARE REQUIRED (NOTE: YES, CAR WASH).
 9. THE DEVELOPER HAS AGREED TO PREPARE THE PARKING LOT WITH THE INSTALLATION OF ELECTRIC STUBS FOR FUTURE ELECTRIC VEHICLE CHARGING STATION ADJACENT TO THE BARRED FREE PARKING SPACES AND RUN CONDUIT FROM THE POWER SOURCE TO THE STUBS TO SUPPORT FUTURE INSTALLATION. THE SPACES ARE DESIGNATED WITH 'EV' ON THE PLAN AND WILL BE POSTED IF AND WHEN CHARGING ARE INSTALLED.

PROJECT: CLEAN VIEW AUTO-WASH

LEGAL DESCRIPTION:

PARCEL ID#14-25-478-006

LOT 36 AND THE WESTERLY 225.0 FT OF LOT 42 OF "SUPERVISOR'S PLAT NO.16, A SUBDIVISION OF PART OF SECTION 25, T3N, R10E, PONTIAC TOWNSHIP, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 28, PAGE 46, OAKLAND COUNTY REGISTER OF DEEDS.

NOTE:
 LEGAL DESCRIPTION WAS OBTAIN FROM CERTIFICATE OF LAND SURVEY, PERFORMED BY MC COY LAND SURVEYING CO., 209 FLORENCE AVE., PONTIAC, MI 48053 AND PROVIDED BY CLIENT.

PROJECT DATA:

EXISTING ZONING: I-1- LIGHT INDUSTRIAL
 EXISTING LAND USE: VACANT LAND
 PROPOSED REZONING: B-2 GENERAL BUSINESS
 PROPOSED LAND USE: AUTO-WASH "CLEAN VIEW"

SET BACK REQUIRED: PROVIDED:
 FRONT: 40 FEET 77.07 FEET
 SIDE WEST: 20 FEET 41.03 FEET
 SIDE EAST: 20 FEET 75.81 FEET
 REAR: 15 FEET 86.07 FEET

GROSS AREA OF SITE : ± 77,625 S.F. (ACRES ± 1.78 ACRES)
 NET AREA OF SITE : ± 72,674.76 S.F. (ACRES ± 1.64 ACRES) (EXCEPT 55' R.O.W.)

PR. GROSS BUILDING FOOT AREA : 16,307.00 S.F.
 PR. SITE COVERAGE (BUILDING) : ± 22.43%
 PR. GROSS AREA OF PAVEMENT (ROAD & SIDEWALK) = ± 28,610.78 S.F.
 PR. SITE COVERAGE BY IMPERVIOUS SURFACE (BUILD., PAVT., ETC.) = ± 61.80%

PARKING CALCULATIONS:

REQUIRED PARKING:
 REFERENCE CITY OF AUBURN HILLS ZONING ORDINANCE
 SEC. 1804.OFF-STREET PARKING REQUIREMENTS
AUTO WASH:
 ONE (1) FOR EACH EMPLOYEE.
 REQUIRED: (5) EMPLOYEES X 1 = 5 PARKING SPACES
 IN ADDITION, RESERVOIR PARKING SPACES EQUAL IN NUMBER TO FIVE (5) TIMES THE MAXIMUM CAPACITY OF THE AUTO WASH FOR AUTOMOBILES AWAITING ENTRANCE TO THE AUTO WASH SHALL BE PROVIDED. MAXIMUM CAPACITY OF THE AUTO WASH FOR THE PURPOSE OF DETERMINING THE REQUIRED RESERVOIR PARKING SHALL MEAN THE GREATEST NUMBER POSSIBLE OF AUTOMOBILES UNDERGOING SOME PHASE OF WASHING AT THE SAME TIME WHICH SHALL BE DETERMINED BY DIVIDING THE LENGTH IN FEET IN EACH WASH LINE BY TWENTY (20).
 REQUIRED: 5 X 7 CARS = 35 STAKING SPACES
PARKING PROVIDED:
 TOTAL 6 PARKING SPACE INCLUDING 1 H.C. SPACE.
 TOTAL 15 INDOOR VACUUM SPACES INCLUDING (2) EV.
 TOTAL 35 STAKING SPACES.
LOADING/UNLOADING ZONE = 551.77 S.F.
SIGN CALCULATION:
 225X0.8=180.00

UTILITY WARNING
 BEFORE YOU DIG CALL 800-487-7171
 A WARNING OF 2 FEET DEPTH IS REQUIRED TO BE MAINTAINED AT ALL TIMES. IF THE DEPTH OF THE WARNING IS LESS THAN 2 FEET, THE WARNING SHALL BE MAINTAINED AT ALL TIMES. IF THE DEPTH OF THE WARNING IS MORE THAN 2 FEET, THE WARNING SHALL BE MAINTAINED AT ALL TIMES. IF THE DEPTH OF THE WARNING IS LESS THAN 2 FEET, THE WARNING SHALL BE MAINTAINED AT ALL TIMES. IF THE DEPTH OF THE WARNING IS MORE THAN 2 FEET, THE WARNING SHALL BE MAINTAINED AT ALL TIMES.

NOT FOR CONSTRUCTION DRAWINGS
 PID # 14-25-478-006

PROJECT INFORMATION:

CLEAN VIEW AUTO WASH
 3899 AUBURN RD.
 AUBURN HILLS, MI 48005
 PARCEL ID# 14-25-478-006

CLIENT INFORMATION:

FRANK TOMA, PRESIDENT
 CLEAN VIEW AUTO WASH
 PHONER: 588-624-4097
 EMAIL: frank.toma@cleanviewautowash.com

ISSUANCE:

☐ SCHEMATIC
☐ BIDDING
☒ FINAL SUBMITTAL
☐ CONSTRUCTION
☐ OTHER

DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS INDICATED

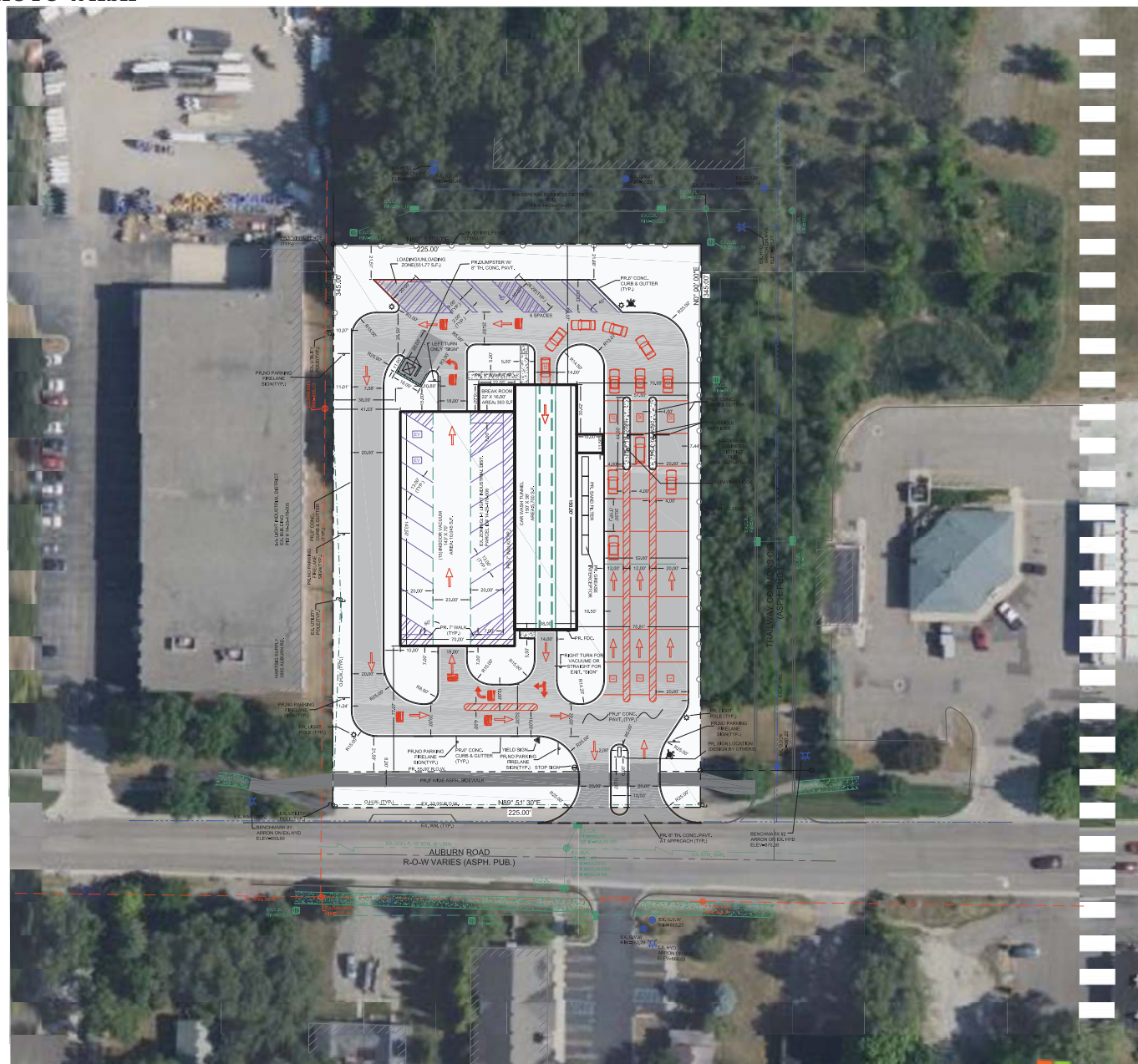
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2.	PSP	07/28/2022
3.	REV. PSP	08/02/2022
4.	REV. PSP	08/02/2022
5.	REV. PSP	08/02/2022
6.	REV.	10/18/2022

REVIEWED BY: J.V.
 DESIGNED BY: M.G.
 DRAWN BY: M.G.

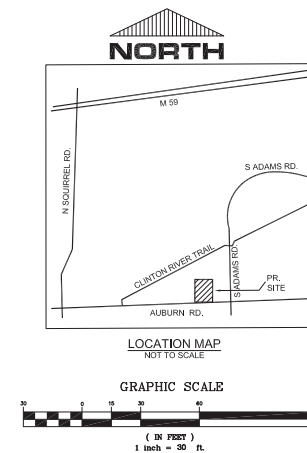
DRAWING:
 DIMENSIONAL
 SITE PLAN

NO. **C2.1**
 PROJECT NO. 22-0409

CLEAN VIEW AUTO WASH



OVERLAY SITE PLAN
SCALE: 1" = 30.00'



8555 AUBURN RD. SUITE 100
AUBURN HILLS, MI 48306
OFFICE: 415-860-7864 FAX: 415-860-7865
www.gatewayinc.com

PROJECT INFORMATION:

**CLEAN VIEW
AUTO WASH**

3909 AUBURN RD.
AUBURN HILLS, MI 48306
PARCEL: DP 14-25-478-006

CLIENT INFORMATION:

FRANK TONIA, PRESIDENT
CLEAN VIEW AUTO WASH
PHONE: 588-624-4097
EMAIL: frank.tonia@cleanviewautowash.com

ISSUANCE:

☐ SCHEMATIC
☐ BIDDING
☒ FINAL SUBMITTAL
☐ CONSTRUCTION
☐ OTHER

DRAWINGS SHALL NOT BE
USED FOR CONSTRUCTION
UNLESS INDICATED

NO.	DATE	DESCRIPTION
1.	04/19/2022	CONCEPT
2.	07/29/2022	PSP
3.	08/02/2022	REV. PSP
4.	08/02/2022	REV. PSP
5.	08/02/2022	REV.
6.	10/18/2022	REV.

REVIEWED BY: J.V.
DESIGNED BY: M.G.
DRAWN BY: M.G.

UTILITY WARNING:
BEFORE YOU DIG
CALL 811
800-485-7171
www.811.org

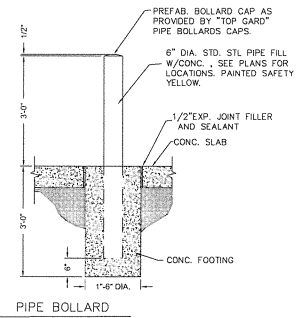
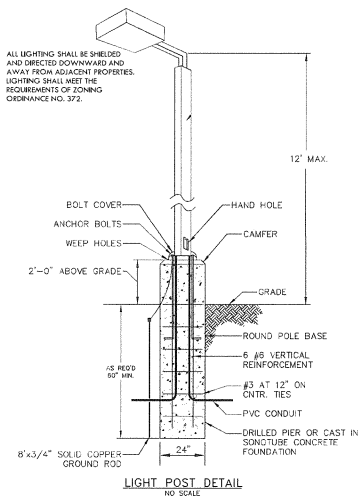
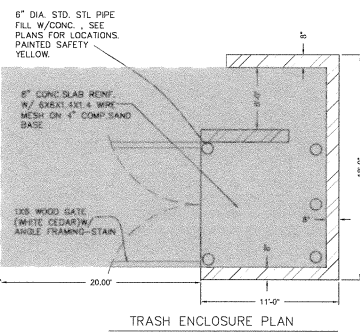
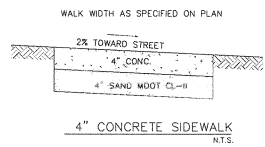
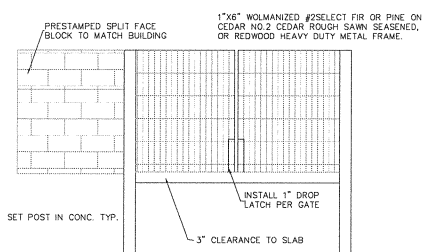
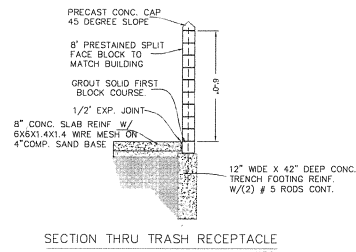
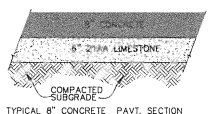
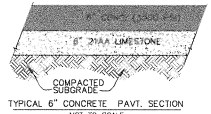
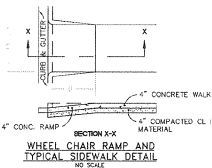
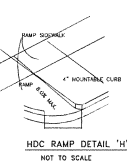
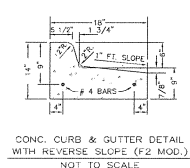
NOT FOR CONSTRUCTION
DRAWINGS
PID # 14-25-478-006

NO. C2.2
PROJECT NO. 22-0409

Diagram illustrating the specifications for a Barrier Free Sign:

- 12" X 18" PAINTED METAL SIGN
- BARrier FREE SYMBOL
- 2" MIN. SPACING BETWEEN SIGNS
- 1" MIN. SPACING BETWEEN SIGNS
- OVER WOODWAY BARrier FREE CODE
- 50" X 4" POST SPACED 12" MAX
- 2" X 12" POST-PAINT POWDER COAT PLATE CAP AT TOP
- 12" DIA. X 18" DEEP CONC. FOOTING
- 8'-0"

BARrier FREE SIGN



Product Description	Unit Price	Quantity	Total Price
...

Product Description

The 2520™ Clean Room Fan/Box is a true plug-and-play, advanced electronic microprocessor and motion control system. Built to last, the housing is rugged cast aluminum with an integral, lightweight LED control compartment. No time-consuming conversions with simple installation is any, one-to-one design meets code and load requirements and builds working up to the line pricing now, justly earned now. The 2520™ package is a genuine upgrade for MD systems up to 250 Watt, and the 2515 version package is a true replacement for MD systems up to 400 Watt. The 2520 Series package is a real upgrade for MD systems, up to 750 Watt, and the 2515 Series package is a complete upgrade for MD systems up to 1000 Watts.

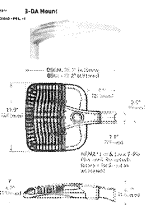
Applications: During test, machine, control, test, development, office equipment, retail.

Performance Summary

100% Error Free/Bit Error Rate on 500Kbps Ethernet
Nonstop Precision Timing 6000 ppm
Assembled in USA w/ 100% Lead-Free RoHS and ethereal parts
Initial Delivery: 100000 - 100000
Ethernet up to 100 Mbps
CMT Minimum 100000 - 100000, 40000 - 40000, 10000 - 10000
CMT: 10000 - 10000, 40000 - 40000, 10000 - 10000
Classed Ethernet 100 Mbps on Ethernet, 100 Mbps on Ethernet, 100 Mbps on Ethernet
Compliant w/ 100 Mbps for Ethernet/100 Mbps, 100 Mbps on Ethernet/100 Mbps

Ordering Information
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For a complete list of our books, please visit our website at <http://www.cambridge.org/9780521876223>.

"Wissen (substantivisch) muss bei der Frage 'Wissen (adjektivisch)'	
050-	
050-MH, 050-AA, angewandte Zers.	Exakt
050-MH, 050-GA, Direct Area	Options
050-MH, 050-TSP, Transplantation 1 und 2 (Substanz, physisch, chemisch, biologisch)	DK 100% 02510 0
050-MH, 050-FM, Funktion, Molek.	DK 100% 04110 0

[illegible]

- Therapeutic window in 20's is 50%, 50% is 60%, and 60% is 65%
- All patients, except high-grade gliomas, have a tumor in both top and bottom fields
- Partial lighting cannot be provided, however, general lighting can be used to orient patients to walls
- Our point is to have two or three switches to allow switching to 60 and 12 foot walls

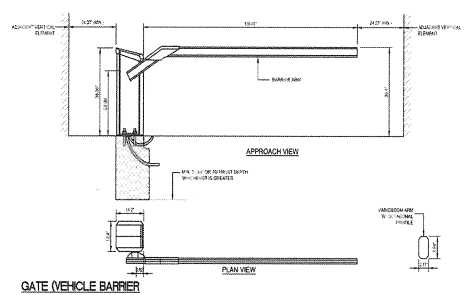
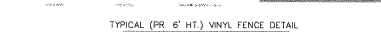
Venetian
E' high

Vertical
E' high

Roller
E' high

Customer Service
1-800-854-5256
www.barnesblinds.com

Standard Surface Mount
Blind and Case
Blind and Case with Cordless Operation
Blind and Case with Cordless Operation and Remote Control




With aluminum black finish and a cylindrical shape, the Sun Lighting LED wall light provides a modern and bold look for any home interior or semi-outdoor outdoor space. The sleek and sophisticated wall light guarantees long-term energy efficiency. Suitable for a number of spaces, this LED wall light has the unique feature of separate CCF selectable switches (500K, 4000K, 5000K) for two up-light and the downlight, allowing for several atmospheres for any setting.

Electrical Specifications						
Model No.	Load Power	Input Voltage	Current Output	Output Voltage	Current Output	QTY
EUOC-11W03sp	31 W	12 V	3700 mA	250°	18A	3000/40
LED	Universal Tri-Color	Power	18000	18000	18000	18000

80	96.77 in/lb	0.7	0.324 A	Direct Wring	30,000 Hrs	\$ 3.73
Mechanical Specifications						
Wing	Spanwise Section	Inner Box Qty	Master Box Qty	Dimensions	UVF Code	
Wing Planes	+1° / -1° F	1 pcs	6 pcs	11.81" L x 3.96" W x 5.03" H	821174034216	

*1000 lbs in the forward fold and loaded the wing as an inboard structure. The 4450 Max Gross 1500 lbs. Bottom Allowance 1600 lbs

Product Dimensions



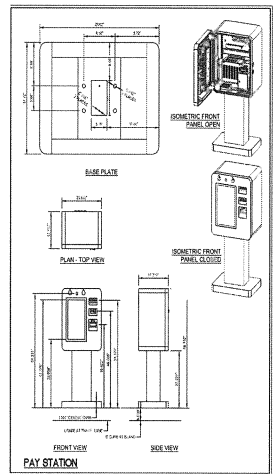
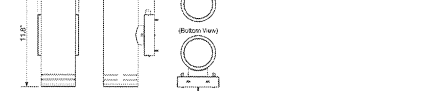
4.7"

3.5"

5.5"

(Top View)

3.5"



NOT FOR CONSTRUCTION
DRAWINGS
PID # 14-25-478-00

PROJECT INFORMATION:

CLEAN VIEW

3909 AUBURN RD
AUBURN HILLS, MI 48326
PARCEL ID# 14-25-478-006

CLIENT INFORMATION:
FRANK TOMA, PRESIDENT
CLEAN VIEW AUTO WASH
PHONE: 616-524-9397
EMAIL:

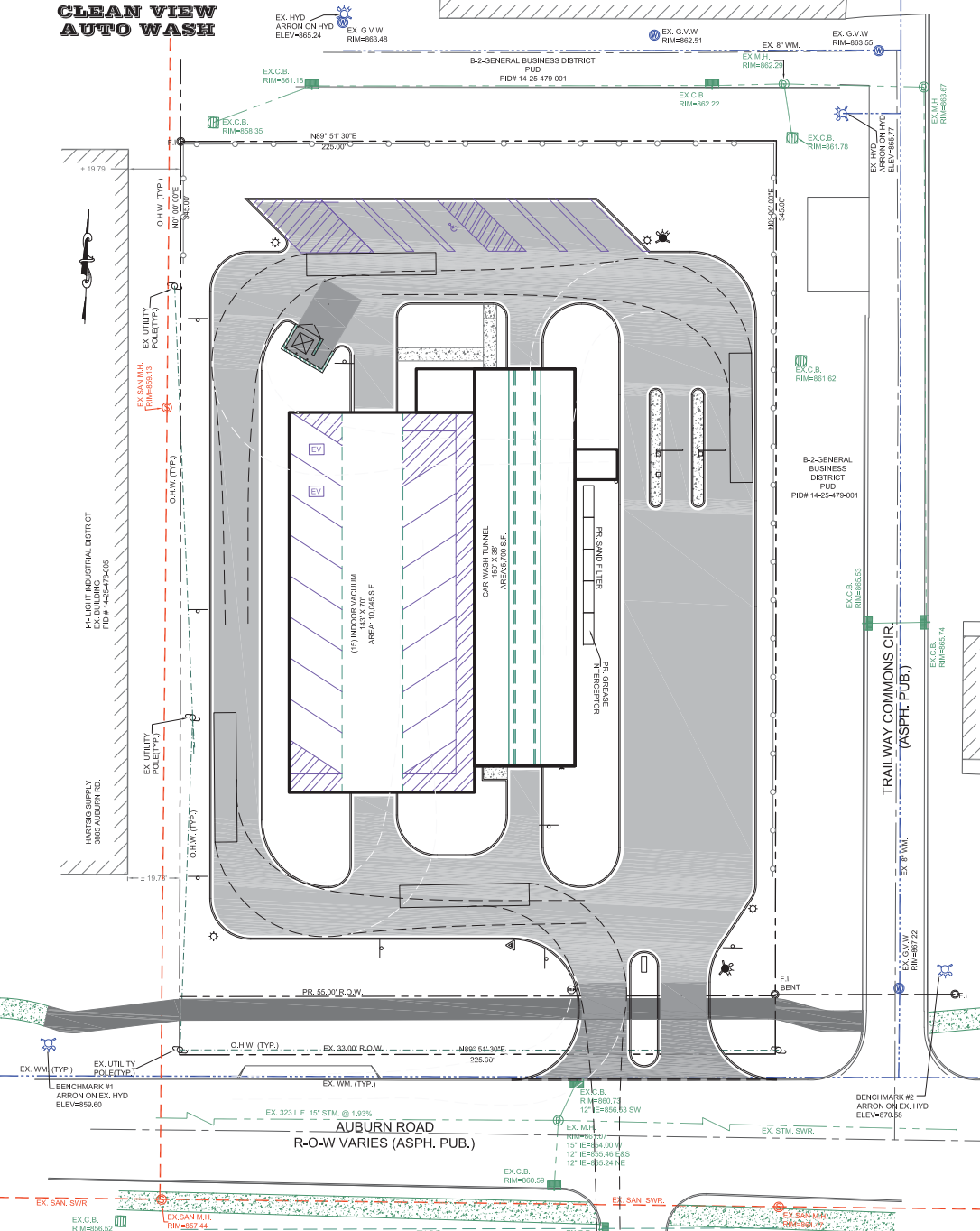
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DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS INDICATED		
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2.	PSP	07/25/20
3.	REV. PSP	08/05/20
4.	REV. PSP	09/02/20
5.	REV.	09/22/20

REVIEWED BY:	J.V.
DESIGNED BY:	M.G.
DRAWN BY:	M.G.

DRAWING:
DETAILS PLAN

NO. **C2.3**
PROJECT NO. 22-0409

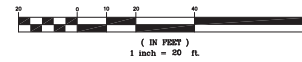
CLEAN VIEW AUTO WASH



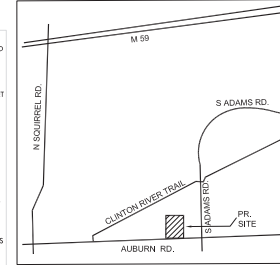
SITE BENCHMARK: (NAVD 88 - BY GPS)
B.M. #1
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ARROW ON EX. HYDRANT LOCATED ±62' EAST FROM THE SE CORNER OF PROPERTY AND ON NORTH SIDE OF THE AUBURN RD. LOCATED AT 3899 AUBURN RD., AUBURN HILLS ELEVATION: 870.58

PROPOSED HOURS OF OPERATION:
MONDAY TO SATURDAY - 7:30 AM TO 9:00 PM
SUNDAY - 8:30 AM TO 6:00 PM

GRAPHIC SCALE



NORTH



LOCATION MAP

NOT TO SCALE

CITY OF AUBURN HILLS GENERAL NOTES:
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4. GROUND MOUNTED TRANSFORMERS AND ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED PER ZONING ORDINANCE NO. 372.
5. PARKING SPACES SHALL BE DOUBLE STEPPED PER ZONING ORDINANCE NO. 372.
6. PROVIDE INDICATION WHETHER OR NOT AN ENVIRONMENTAL IMPACT STATEMENT IS REQUIRED (NOTE: NOT REQUIRED, SITE IS LESS THAN 20 ACRES).
7. PROVIDE INDICATION WHETHER OR NOT SPECIAL LAND USE PERMIT APPLICATION(S) IS REQUIRED (NOTE: YES, CAR WASH AND SIGN).
8. THE DEVELOPER HAS AGREED TO PREPARE THE PARKING LOT WITH THE INSTALLATION OF ELECTRIC STUBS FOR FUTURE ELECTRIC VEHICLE CHARGING STATION ADJACENT TO THE BARBER FREE PARKING SPACES AND RUN CONDUIT FROM THE POWER SOURCE TO THE STUBS TO SUPPORT FUTURE INSTALLATION. THE SPACES ARE DESIGNATED WITH EV ON THE PLAN AND WILL BE POSED IF AND WHEN CHARGING ARE INSTALLED.

FIRE DEPARTMENT NOTES:

- THE FOUR (4) INCH STEAMER CAPS ON ALL HYDRANTS WILL BE PAINTED ACCORDING TO THE FOLLOWING:
WHITE - ON 4.00 INCH MAINS
RED - ON 6.00 INCH MAINS
ORANGE - ON 8.00 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 FIFTEEN (15) 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 TWENTY (20) FOOT WIDE PAVED DRIVEWAY OR STREET.
- GAS METERS, PROPANE TANKS, OVERHEAD ELECTRICAL SERVICE, 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.

FIRE TRUCK ACCESS PLAN

SCALE: 1" = 20.00'



NOT FOR CONSTRUCTION
DRAWINGS
PID # 14-25-478-006



8535 AUBURN RD. # 100
AUBURN HILLS, MI 48306
OFFICE: 248-226-7171 FAX: 248-226-7171
WWW.CITYOFAUBURNHILLS.COM

PROJECT INFORMATION:

**CLEAN VIEW
AUTO WASH**
3899 AUBURN RD. MI 48306
PARCEL ID# 14-25-478-006

CLIENT INFORMATION:

FRANK TOMA, PRESIDENT
CLEAN VIEW AUTO WASH
PHONE: 588-624-4097
EMAIL: frank.toma@cleanviewautowash.com

ISSUANCE:
☐ SCHEMATIC
☐ BIDDING
☒ M.I. SUBMITTAL
☐ CONSTRUCTION
☐ OTHER

DRAWINGS SHALL NOT BE
USED FOR CONSTRUCTION
UNLESS INDICATED

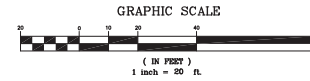
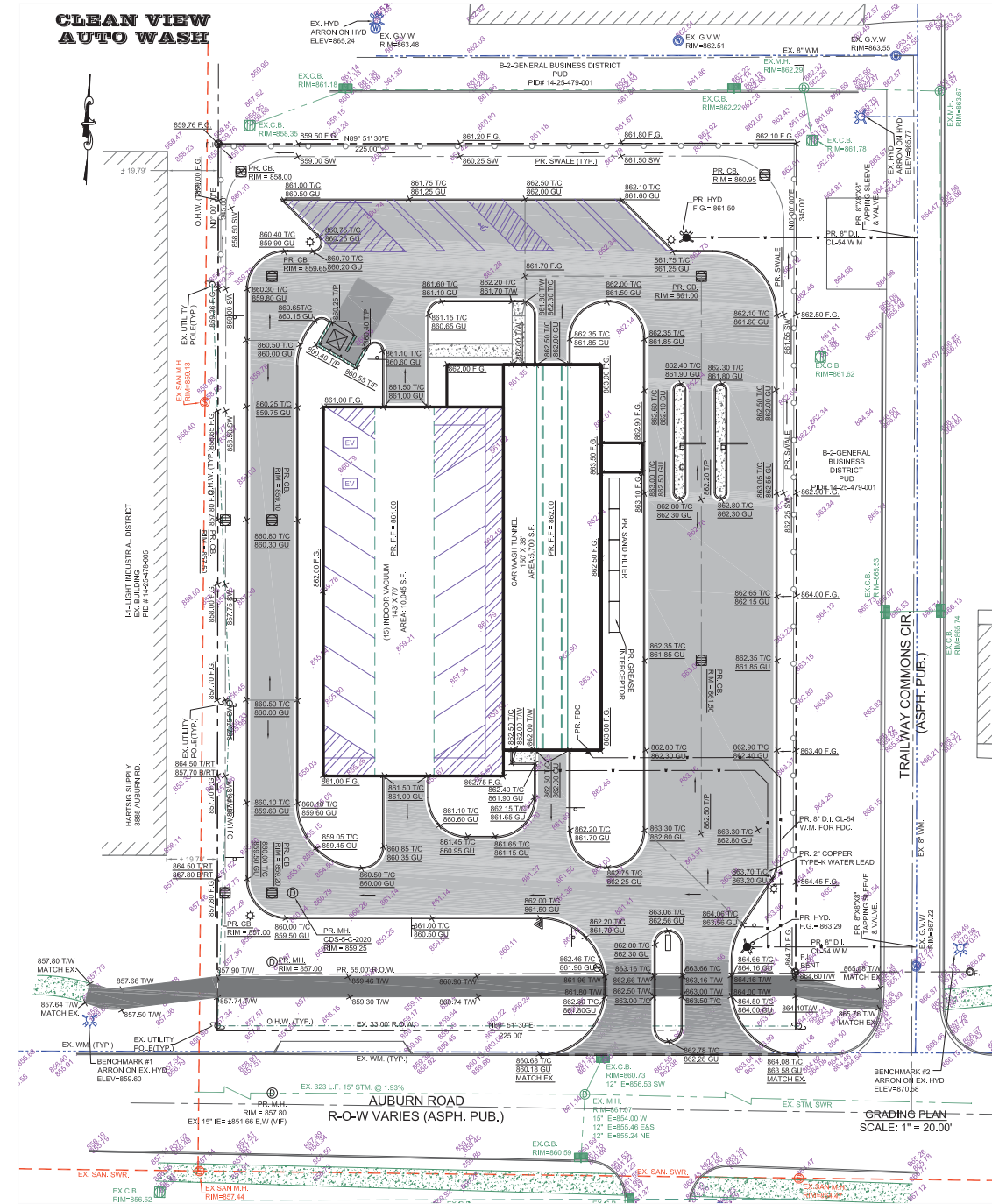
NO.	DESC.	DATE
1.	CONCEPT	8/19/2022
2.	PSP	07/29/2022
3.	REV. PSP	08/02/2022
4.	REV. PSP	09/02/2022
5.	REV.	09/02/2022
6.	REV.	10/18/2022

REVIEWED BY: J.V.
DESIGNED BY: M.G.
DRAWN BY: M.G.

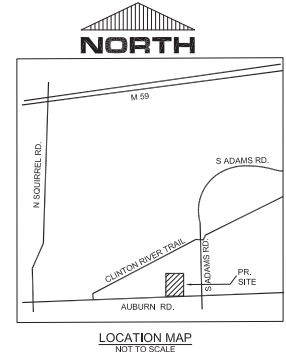
DRAWING:
FIRE TRUCK ACCESS
PLAN

NO. **C2.4**
PROJECT NO. 22-0409

CLEAN VIEW AUTO WASH



SITE BENCHMARK (NAVD 88 - BY GPS)
B.M. #1
ARROW ON EX. HYDRANT LOCATED ±50' WEST FROM THE SW CORNER OF PROPERTY AND ON NORTH SIDE OF THE AUBURN ROAD. LOCATED AT 3885 AUBURN RD., AUBURN HILLS ELEVATION= 859.60
B.M. #2
ARROW ON EX. HYDRANT LOCATED ±62' EAST FROM THE SE CORNER OF PROPERTY AND ON NORTH SIDE OF THE AUBURN ROAD. LOCATED AT 3895 AUBURN RD., AUBURN HILLS ELEVATION= 870.58



CITY OF AUBURN HILLS STANDARD NOTES:
CONSTRUCTION SHALL CONFORM TO CURRENT CITY OF AUBURN HILLS STANDARDS.
NO WORK SHALL BE PERFORMED WITHOUT INSPECTION.
A PERMIT FROM THE DPW IS REQUIRED FOR ALL CONSTRUCTION WITHIN CITY ROW. NO EQUIPMENT OR MATERIAL STORAGE WILL BE PERMITTED IN THE ROW.
ALL CITY STREETS MUST BE MAINTAINED DURING CONSTRUCTION. STREETS SHALL BE KEPT FREE OF MUD, DIRT, CONSTRUCTION DEBRIS, DUST AND THE LIKE. IF CLEAN-UP IS NOT PERFORMED WITHIN 24 HOURS OF NOTIFICATION, THE CITY RESERVES THE RIGHT TO PERFORM THE WORK AND CHARGE THE DEVELOPER ACCORDINGLY.
WORKING HOURS (INCLUDING RUNNING OF ANY MACHINERY) SHALL BE RESTRICTED TO MONDAY THROUGH SATURDAY, 7:00 AM TO 7:00 PM; SUNDAY TO SUNDOWN, WHICHEVER IS LESS. CONSTRUCTION OPERATIONS BEYOND THE PERIODS MENTIONED ABOVE SHALL BE PERMITTED ONLY AFTER WRITTEN APPROVAL OF THE CITY MANAGER OR HIS DESIGNEE.
ALL MATERIALS AND MANUFACTURERS SHALL CONFORM TO THE STANDARD DETAILS.
UTILITY STRUCTURES SHALL NOT BE LOCATED IN DRIVEWAYS, AND WHERE POSSIBLE, SHALL NOT BE LOCATED IN PAVED AREAS.
THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH ACT 53 OF P.A. OF 1974 AND ALSO CONTACT OAKLAND COUNTY UTILITY AND PROTECTION SERVICE (MISS DIG 1-800-482-7171) THREE (3) WORKING DAYS BEFORE THE START OF ANY CONSTRUCTION.
THE CONTRACTOR SHALL PROVIDE NECESSARY SIGNS, BARRICADES AND LIGHTS TO PROTECT TRAFFIC AND THE WORK AS DIRECTED BY THE ENGINEER. SUCH DEVICES SHALL BE PLACED PRIOR TO STARTING WORK IN AFFECTED AREAS.
ALL SOIL EROSION AND SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE OAKLAND COUNTY STANDARDS AND DETAILS. THE CONTRACTOR SHALL FOLLOW LOCAL RULES AND REGULATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL FOR ALL MATERIALS THAT ARE DISPOSED OF OFF OF THE PROJECT SITE.
ALL SOIL EROSION MEASURES MUST BE PROPERLY PLACED PRIOR TO GRADING OR OTHER CONSTRUCTION ACTIVITIES.
FIELD CHANGES TO THE APPROVED PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE INSPECTOR ON SITE, WHO WILL DETERMINE WHETHER THE CHANGE IS CONSIDERED "SIGNIFICANT". "SIGNIFICANT" FIELD CHANGES SHALL BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER. THE CITY SHALL NOT BE HELD RESPONSIBLE FOR DELAYS IN APPROVAL OF CHANGES TO THE APPROVED SITE IMPROVEMENT (ENGINEERING) PLAN.
WHERE POSSIBLE, PUBLIC UTILITIES SHALL NOT BE PLACED UNDER PAVEMENT. THE CITY OF AUBURN HILLS SHALL NOT BE RESPONSIBLE FOR PAVEMENT, CURB, OR OTHER RESTORATION OF PERMANENT FACILITIES LOCATED WITHIN THE MUNICIPAL EASEMENT.
3 WORKING DAYS PRIOR TO STARTING CONSTRUCTION, CONTACT THE CONSTRUCTION DEPARTMENT OF ORCHARD, HILTZ & MCCLINTON, INC. AT (734) 496-4539 TO SCHEDULE INSPECTION. CHW SHALL INSPECT ALL SITE IMPROVEMENTS INCLUDING UNDERGROUND UTILITY INSTALLATION, EARTHWORK OPERATIONS, RETAINING WALLS, PAVEMENT IN CITY R.O.W., ALL SIDEWALKS OR SAFETY PATHS IN ANY PUBLIC R.O.W., AND ANY ADDITIONAL ITEMS NOTED DURING REVIEW OR AT THE PRE-CONSTRUCTION MEETING. FINAL OCCUPANCY MAY BE AFFECTED IF PROCEDURES ARE NOT FOLLOWED FOR PROPER INSPECTION.
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.

NOTE:
1. IF ANY DISCREPANCY BETWEEN THESE PLANS AND CITY / TWP. STANDARDS OCCURS THE CITY / TWP. STANDARDS SHALL GOVERN.
2. IF ANY DISCREPANCY BETWEEN DESIGN OR CODES RELATED WITH THESE DESIGNED PLANS OCCURS THE STREETEST SHALL APPLY.
3. TWO PARKING ACCESS LANE SPOTS SHALL BE INSTALLED AND MAINTAINED AS DESIGNATED BY THE REG. MANAGER.
4. AN EMERGENCY ACCESS LANE, AS REQUIRED IN ORDINANCE 145, SHALL BE PROVIDED PRIOR TO THE START OF CONSTRUCTION UNLESS THE PERMANENT HARD SURFACE IS INSTALLED PRIOR TO CONSTRUCTION.
5. PRIOR TO CONSTRUCTION, ALL LOCATION AND DEPTH OF EXISTING OVERHEAD AND UNDERGROUND UTILITIES IN CONFLICT WITH THE CONSTRUCTION OF PROPOSED IMPROVEMENTS SHALL BE VERIFIED BY THE FIELD.
6. DURING CONSTRUCTION, CONTRACTOR SHALL USE EXTREME CAUTION WHEN OPERATING NEAR OVERHEAD AND/OR BURIED UTILITIES. CALL 800.451.1234.
7. MUNICIPAL UTILITIES (WATER, SANITARY AND STORM SEWER) ARE TO BE BROUGHT ON SITE BY THE DEVELOPER FROM EXISTING SOURCES.

**NOT FOR CONSTRUCTION
DRAWINGS**
PID # 14-25-478-006

8555 14th Ave S, Suite 100
Auburn Hills, MI 48003
OFFICE: 478-0360 FAX: 478-0361
www.gatewaysurvey.com

PROJECT INFORMATION:
**CLEAN VIEW
AUTO WASH**
3895 AUBURN RD.
AUBURN HILLS, MI 48003
PARCEL ID# 14-25-478-006

CLIENT INFORMATION:
FRANK TOMA, PRESIDENT
CLEAN VIEW AUTO WASH
PHONE: 588-424-4097
EMAIL: frank.toma@cleanviewautowash.com

ISSUANCE:
☐ SCHEMATIC
☐ BIDDING
☒ FINAL SUBMITTAL
☐ CONSTRUCTION
☐ OTHER

DRAWING SHALL NOT BE
USED FOR CONSTRUCTION
UNLESS INDICATED

NO.	DATE
1. CONCEPT	04/19/2022
2. PDP	07/28/2022
3. REV. PDP	08/02/2022
4. REV. PDP	08/02/2022
5. REV. PDP	08/02/2022
6. REV.	10/18/2022

REVIEWED BY: J.V.
DESIGNED BY: M.G.
DRAWN BY: M.G.

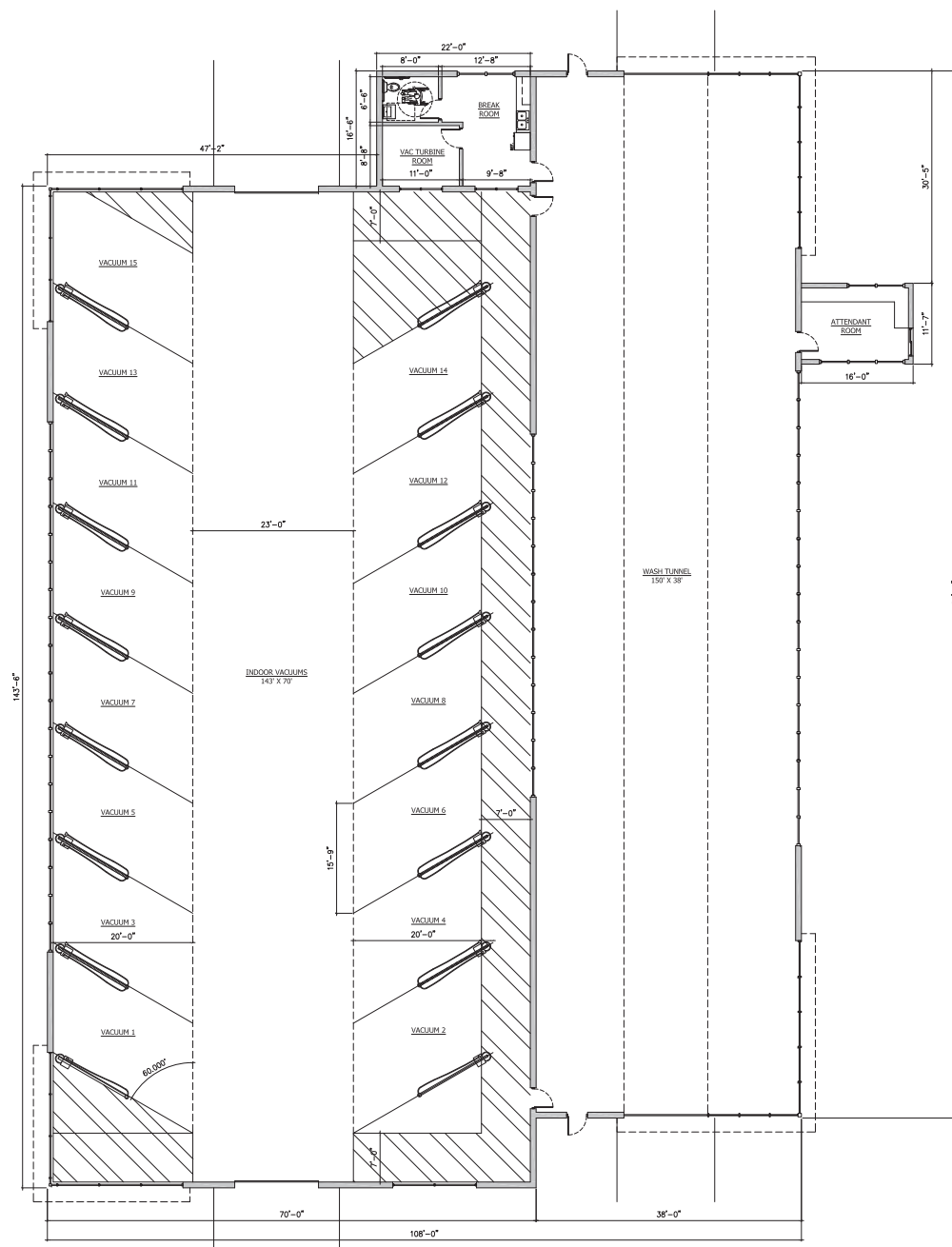
DRAWING:
ENGINEERING SITE
PLAN / GRADING PLAN

NO. **C3.1**
PROJECT NO. 22-0409

Page 10 of 10

SPRINKLER SYSTEM WILL BE PROVIDED IF NECESSARY

S-1	NS	UL	48,000	26,000	17,500	26,000	17,500	25,500	14,000	9,000
	S1	UL	192,000	104,000	70,000	104,000	70,000	102,000	56,000	36,000
	SM	UL	144,000	78,000	52,500	78,000	52,500	76,500	42,000	27,000



PROPOSED FLOOR PLAN

SCALE: 1/8" = 1'-0"

GATEWAY
8155 ANNEBURY DRIVE, SUITE # 109
SHELBY TWP., MI 48316
OFFICE # (586) 786-5533 FAX # (586) 786-5575

[illegible]

CLEAN VIEW
AUTO WASH

3909 Auburn Rd
Auburn Hills, MI 48326

Frank Toma
(585)524-9397
frank.toma@deanjewelautowash.com

ISSUANCE:
☐ SCHEMATIC
☐ BIDDING
☒ MUNI SUBMITTAL
☐ CONSTRUCTION
☐ OTHER

DRAWINGS SHALL NOT BE
 USED FOR CONSTRUCTION
 UNLESS INDICATED.

NO.	DESC.	DATE
01	PRELIM. DESIGN	07/25/01
02	REVISION	09/22/01

REVIEWED BY:	J.V.
DESIGNED BY:	D.D.
DRAWN BY:	D.D.

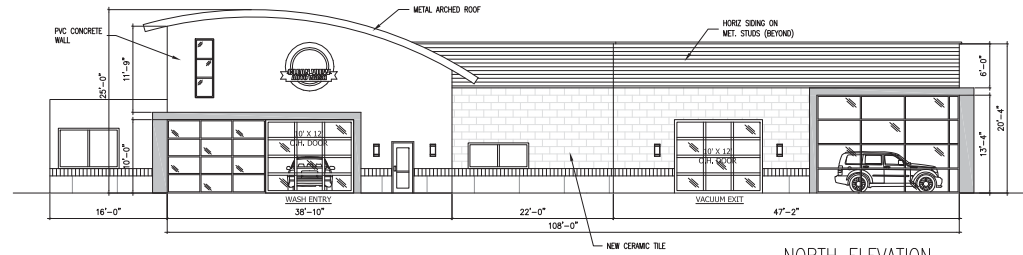
DRAWING:
FLOOR PLAN

NO. **A1.1**

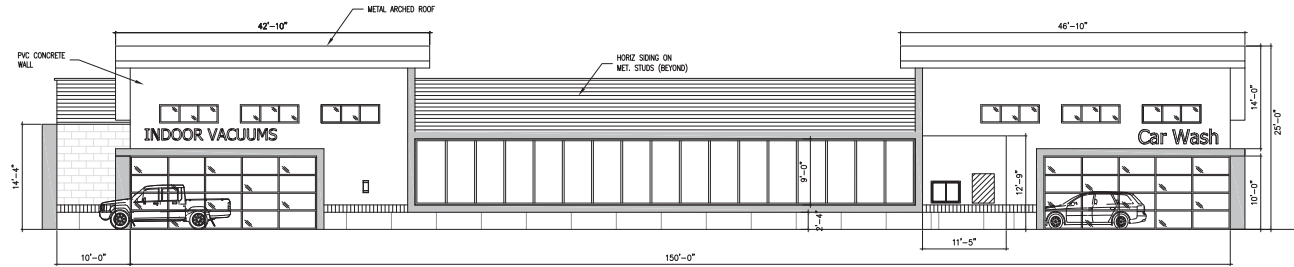
PROJECT NO. **22-0409**

NOTE:
ANY MODIFICATIONS TO THE FACADE PLAN (INCLUDING COLOR) MUST BE RESUBMITTED TO THE CITY OF AUBURN HILLS FOR REVISED APPROVAL. THE USE OF NEON, FLAGS, OR ANY OTHER TYPE OF UNAPPROVED SIGNAGE SHALL BE PROHIBITED PER SITE PLAN REVIEW.

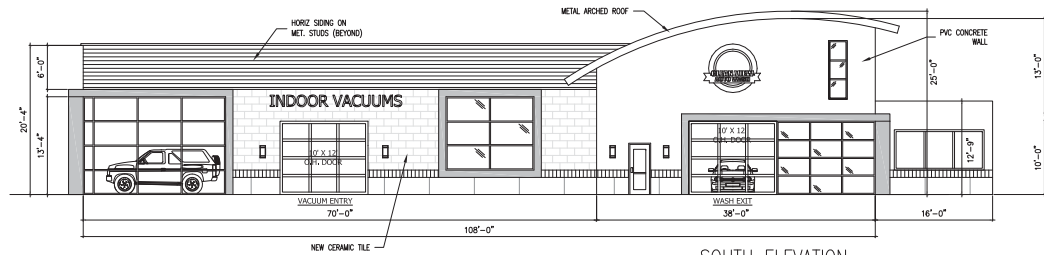
- SIGN LOCATIONS AND CALCULATIONS PROVIDED BY OTHERS.
- NO ROOF TOP MECHANICAL EQUIPMENT PROPOSED - NO SCREENING FOR EQUIPMENT REQUIRED.



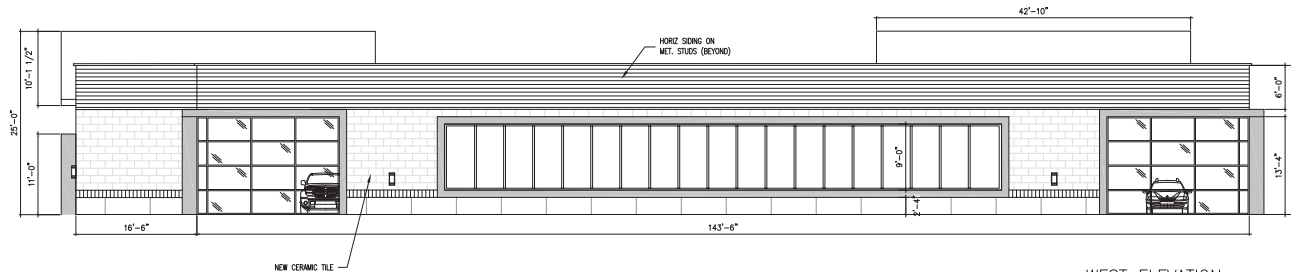
NORTH ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION
SCALE: 1/8"=1'-0"

PROJECT INFORMATION
CLEAN VIEW
AUTO WASH

3909 Auburn Rd
Auburn Hills, MI 48306

CLIENT INFORMATION
Frank Torma
(248) 224-3387
frank.torma@cleanviewautowash.com

ISSUANCE:
☐ SCHEMATIC
☐ BIDDING
☒ MINI SUBMITTAL
☐ CONSTRUCTION
☐ OTHER

DRAWINGS SHALL NOT BE
USED FOR CONSTRUCTION
UNLESS INDICATED

NO.	DESC.	DATE
01	ISSUE FOR DESIGN	07/22/22
02	REVISION	09/22/22

REVIEWED BY: J.V.
DESIGNED BY: D.D.
DRAWN BY: D.D.

DRAWING:
PROPOSED
ELEVATIONS

NO. **A2.1**
PROJECT NO. 22-0409



VIEW OF INDOOR VACUUM EXIT



VIEW OF INDOOR VACUUM ENTRY



VIEW OF WASH TUNNEL ENTRY



VIEW LOOKING NORTH FROM AUBURN RD.

7. The plant materials shall conform to the type stated on the plant list. Since the plants are to be planted in a nursery setting, they must be containerized. All measurements shall be in accordance with the latest edition of the American Association of Nurserymen Standards for Nursery Stock.
8. The plant material shall be nursery grown and inspected by the County representative before planting. The Owner's representative reserves the right to reject any plant material at any time.
9. Plants designated "B&S" shall be balled and burlapped with firm balls of earth.
10. Dig pits one foot (1') larger than the shrub rootball, tree pits the (3) times the width of the tree rootball and burlap with one (1") part topsoil and one (1") part soil from excavated pit. Plant trees and shrubs at the same grade level at which they were planted at the nursery. If trees or shrubs are weak or unstable, plant trees and shrubs slightly higher.
11. The Contractor is responsible for planting the materials at the correct grades and spacing. The plants shall be oriented to give the best appearance relative to prevailing winds.
12. When the plant has been properly set, the pit shall be backfilled with the topsoil mixture, gradually filling, patting, and settling with water. Trees in lawn areas will have a four foot (4') circle of mulch, four inches deep. In other areas, except plant trees and shrubs slightly higher, the area to be mulched with shredded bark mulch to a minimum depth of four inches (4"). Only natural color shredded hardwood bark mulch will be accepted.
13. All plant materials shall be pruned and injuries repaired. The amount of pruning shall be limited to the removal of dead or injured limbs and to compensate for the loss of roots from transplanting. Cuts should be made close to the trunk and smooth. Pruning cuts on trees and shrubs shall be painted with tree paint. Shrubs along the site perimeter shall be allowed to grow together in a natural form.
14. All plantings shall be completed within three (3) months, and no later than September 30th, from the date of issuance of the certificate. If occupancy if such certificate is issued during the April/1 thru September 30 period, if the certificate is issued during the October 1 thru March 31 period, the planting shall be completed no later than the ensuing September 30th. The contractor shall provide a written report including permanence and health of plant materials to provide a screen to abutting properties and including the absence of weeds and refuse. Immediately following the completion of the planting, the contractor will be required to cut or remove all stumps and pedestrian weight without settling.
15. All landscape areas, especially parking lot islands and landscape beds near building entrances, shall be planted with a minimum of two rows of soils to a depth of twelve inches to eighteen inches (12"-18") and backfilled with good, medium-textured planting soil (loam or light yellow clay loam). Add four inches to six inches (4"-6") topsoil over the fill material. A minimum of a half inch (.5") layer of bark mulch on top of curbs and/or walks after final settling unless otherwise noted on the landscape plan.
16. Edging shall consist of Ryerson Steel edging or approved equivalent.
17. Elevate the rootballs of Yew shrubs to allow for better drainage.

1. Topsoil shall be friable, fertile soil of clay loam character containing at least five percent (5%) but not more than twenty percent (20%) by weight of organic matter, with a pH range between 6 and 7.0. The topsoil shall be free from clay lumps, coarse sand, plant roots, sticks, and other foreign materials.
2. The seed mixture shall consist of the following types and proportions: Kentucky Blue Grass blend "Baron/Sheep/Adelphi" at sixty percent (60%), Chewbacca Fescue at twenty-five percent (25%), Creeping Red Fescue at ten percent (10%), and Perennial Ryegrass at five percent (5%). Weed content shall not exceed one percent (1%). The mix shall be applied at a rate of 200 pounds per acre.
3. Sod shall be two (2) year old "Baron/Sheep/Adelphi" Kentucky Blue Grass blend grown in a sod nursery on loam soil.
4. Callerys (*Callerya speciosa*) and Norway Maple (*Acer platanoides*) shall not be substituted for any other trees in the plant list. Contact the Owner's Representative for acceptable plant substitutions.

1. The work shall consist of providing all necessary materials, labor, equipment, tools, and supervision required for the completion as indicated on the drawings.
 2. All written dimensions override scale dimensions on the plans.
 3. Report all changes, substitutions, or deletions to the Owner's representative.
 4. All bidders must inspect the site and report any discrepancies to the Owner's representative.
 5. All specifications are subject to change due to existing conditions.
 6. The Owner's representative reserves the right to approve all plant material.
 7. All ground mounted mechanical units shall be screened on three (3) sides with 1/2 inch plant material.
- MAINTENANCE & REPAIRS - LANDSCAPE AREAS**

- landscaping in good condition so as to present a healthy, neat, and orderly appearance, free from refuse and debris.
- The Owner shall conduct a seasonal landscape maintenance program including lawn mowing (cutting at least once per week during the growing season), pruning at appropriate times, watering, and snow removal during winter.
- The Contractor is responsible for watering and maintenance of all seed areas until a minimum of ninety percent (90%) coverage, as determined by the Owner's representative.
- All diseased and/or dead material shall be removed within sixty (60) days following notification and shall be replaced within the next appropriate planting season or within one (1) year, whichever comes first.
- Any debris such as lawn clippings, fallen leaves, fallen limbs, and litter shall be removed from the site on a weekly basis at the appropriate season.
- All planting beds shall be maintained by removing weeds, fertilizing, and replenishing mulch as needed.
- Annual maintenance shall include beds and mulched with sphagnum peat in a neutral pH as needed. Perennial beds shall be kept free of weeds and mulched with fine textured shredded bark as needed. Cut spent flower stalks from perennial plants at regular intervals.

Requirement	Required	Provided
Net Landscape Area	At Least twenty percent (20%) of the net site area (exclusive of right-of-way) shall be landscaped, 72,675 ± 0.2 = 14,535 sq. ft.	24,942 ± 0.2
Site Area Landscaping	Approx. 50 / 50 mix of evergreen and deciduous trees for each 1,000 sq. ft. of required landscape area. 14,535 sq. ft. / 1,000 = 14.535 = 15	20 trees
Frontage Landscaping	One (1) tree for every thirty feet (30') of greenbelt length along the public road. 225 ft. / 30 ft. = 7.5 trees = 8 trees	8 trees
Parking Interior Landscaping	For every twenty (20) parking spaces in a row which do not immediately adjoin a landscaped screen greenbelt or buffer zone, a minimum of one (1) deciduous shade tree, with a minimum landscaped area of one hundred (100) square feet each, shall be provided. One (1) parking lot tree required.	2 trees
Tree Replacement	Twenty-six (26) regulated trees to be removed with one to one replacement. (Replacement trees required by the City's Woodland Preservation Ordinance may be used as landscape trees required by Section 1806: LANDSCAPING AND SCREENING REQUIREMENTS.) 26 regulated ex. trees removed equals 26 replacement trees minus 24 trees required by ordinance equals 2 trees	2 trees
Total No. of Trees		32 trees

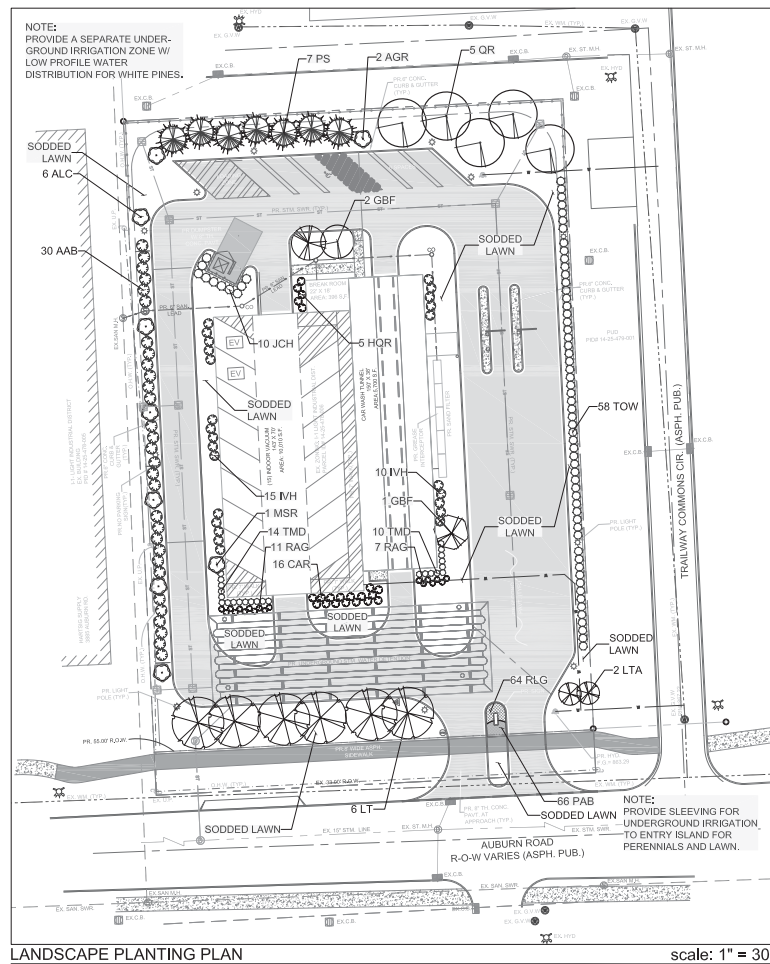
KEY QTY.	BOTANICAL NAME	COMMON NAME	SIZE	PERCENTAGE	SPECIES	GENUS
TREES						
ALC	2	<i>Amelanchier s. grandiflora</i> 'Robus'	2-12' cnl. B&B	6%	33%	
AGR	6	<i>Amelanchier laevis</i> 'Columbus'	2-12' cnl. B&B	19%	33%	
GBF	3	<i>Ginkgo biloba</i> 'Fastigata'	2-12' cnl. B&B	9%	17%	
		(Fastigiate Maekienah Tree)				
LT	1	<i>Magnolia stellata</i> 'Royal Star'	2-12' cnl. B&B	6%	33%	
LSR	2	<i>Liriodendron tulipifera</i> 'Aristocrat Magnolia'	2-12' cnl. B&B	6%	33%	
ML	2	<i>Liriodendron tulipifera</i> (TulipTree)	2-12' cnl. B&B	19%	33%	
PS	7	<i>Pinus strobus</i> (Eastern White Pine)	8' ht. B&B	22%	17%	
QR	5	<i>Quercus rubra</i> (Red Oak)	2-12' cnl. B&B	16%	17%	

- One (1) genus to contribute no more than fifty percent (50%) of the trees (30 trees \times 0.50 = 15 trees)
One (1) species to contribute no more than twenty five percent (25%) of the trees (30 trees \times 0.25 = 8 trees)


AAB	30	<i>Aronia arbutifolia</i> ('Red Banded') (<i>B. grandis</i> Red Chokeberry)	30" ht., 5 gal. pot
CAR	36	<i>Clethra alnifolia</i> 'Ruby Spice' (Ruby Spice Summerweet)	24" ht., 3 gal. pot
WJH	25	<i>Hea virginica</i> 'Helen's Garnet' (Helen's Garnet Sweetshrub)	24" ht., 3 gal. pot
ICH	12	<i>Juniperus chinensis</i> 'Widow's Tears' (Widow's Tears) (Vigil Columnar Chinese Juniper)	41", HB BB
RAG	18	<i>Rhus aromatica</i> 'Gro-Low' (Gro-Low Fragrant Sumac)	24" ht., 3 gal. pot
HOR	5	<i>Hydrangea quercifolia</i> 'Ruby Sippers' (Ruby Sippers) (Ruby Sippers Old-fashioned Hydrangea)	24" ht., 3 gal. pot
TMD	24	<i>Taxus x media</i> 'Densiformis' (Densiformis Yew)	24" HB BB
TOW	75	<i>Thuja occidentalis</i> 'Wintergreen' (Wintergreen Upright Arborvitae)	41", HB BB
	188	Total	
RLG	64	<i>Rubusculda fulgens</i> var. <i>suavifolius</i> 'Little Goldstar' (Little Goldstar Orange Cornflower)	1 gal. pot, 18" o.c.
PAB	66	<i>Pennisetum alopecuroides</i> 'Burgundy Bunch' (Burgundy Bunch Dwarf Fountain Grass)	1 gal. pot, 18" o.c.

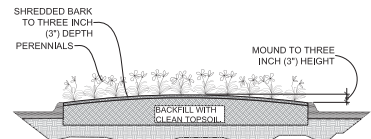
- * DO NOT CUT CENTRAL LEADER.
 - * REMOVE ALL TAGS, STRINGS, PLASTICS, AND ANY OTHER NON-Biodegradable MATERIALS. LABEL FOR PLANT NAME) FROM PLANT STEMS OR CROWN WHICH ARE UNSIGHTLY OR COULD GROWING.
 - * PLANTS SHALL BEAR THE SAME RELATION TO FINISH GRADE AS IT BORE TO THE PREVIOUS IN THE NURSERY, SET THE BASE OF THE PLANT SLIGHTLY HIGHER THAN EXISTING GRADE IF PLANTING IN CLAY SOILS.
 - * CENTER THE ROOTBALL IN THE PLANTING HOLE, LEAVE THE BOTTOM OF THE PLANTING HOLE WATER TO SETTLE THE PLANTING MIX AND REMOVE ANY AIR POCKETS AND FIRMLY SET TREE OR SHRUB. GENTLY TAMP IF NEEDED.
- NOTES:

-
- 1 SHREDDED BARK MULCH (3") MINIMUM DEPTH SHALL BE NATURAL IN
 - 2 FORM A SAUCER WITH SOIL AROUND SHRUB
 - 3 CUT AND REMOVE BUDS AND BINDINGS FROM THE TRUNK (1/3) OF THE RO
 - 4 316" x 4" ALUMINUM EVO (OR APPROVED EQUIV OR SPADED EDGE)
 - 5 EXCAVATE PLANTING BACKFILL WITH PREPARED PLANTING MIX.
 - 6 UNDISTURBED SUBGRADE
 - 7 LAWN.
 - 8 SCARIFY SUBGRADE.



1. All installed trees are to have a straight trunk.
2. All installed trees are to be northern grown.
3. All installed trees are to be State Department of Agriculture Nursery Grade No. 1 or better.
4. All replacement trees are considered protected regardless of size.
5. All trees shall be guaranteed for a minimum of two (2) years.
6. All landscape areas shall be irrigated with an underground sprinkler system.

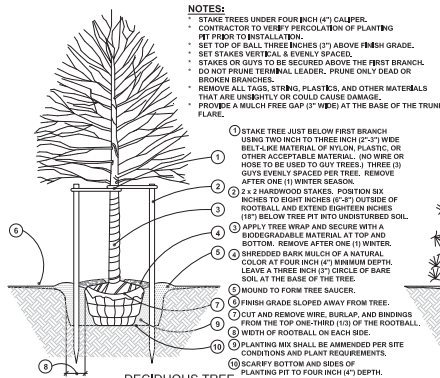
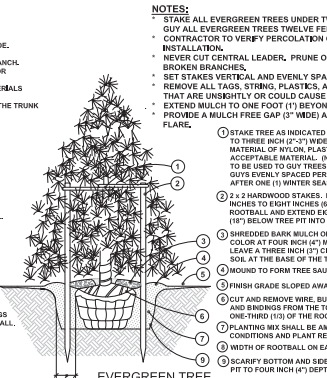
- 
- 1 SEE PLANT LIST FOR SPACING DISTANCE.
 - 2 SHREDED HARDWOOD BARK OF A NATURAL COLOR MULCH AT FOUR INCH (4'') MINIMUM DEPTH.
 - 3 $\frac{3}{16}$ " x 4" ALUMINUM EDGING (OR APPROVED EQUIVALENT) OR SPADED EDGE.
 - 4 EXCAVATE PLANTING BED AND BACKFILL WITH PREPARED PLANTING MIX AT A TEN INCH (10'') DEPTH.
 - 5 UNDISTURBED SUBGRADE.
 - 6 PLANTING MIX TO CONSIST OF EQUAL PARTS OF SAND, LEAF COMPOST, AND NATIVE SOIL.
- ANNUAL / PERENNIAL / GROUND COVER



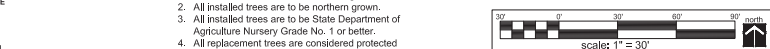
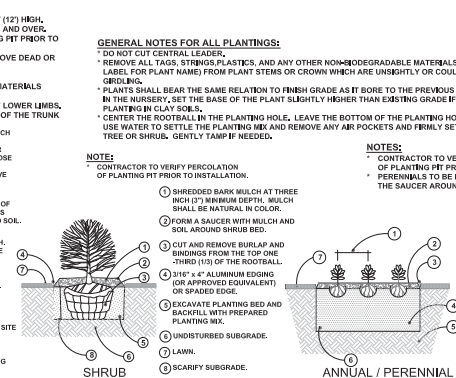
PARKING LOT ISLAND DETAIL not to scale



SPADED EDGE BED DETAIL not to scale

DECIDUOUS TREE
PLANTING DETAILS

8. EVERGREEN TREE



5. All trees shall be guaranteed for a minimum of two



Know what's below.
Call before you dig.

LANDSCAPE PLAN FOR:
Clean View Auto Wash
44640 Morley Drive
Clinton Township, Michigan
48036

Mr. Frank Toma
(586) 254-9397

LANDSCAPE PLAN BY:
Nagy Devlin Land Design
31736 West Chicago Ave.
Livonia, Michigan 48150
(734) 634 9208

PROJECT LOCATION
Proposed Car Wash
3909 Auburn Road
Auburn Hills, Michigan


J. Brian Dulin
AUTOCAD SIGNATURE
ORIGINAL IN BLUE

LP - 1: LANDSCAPE PLANTING PLAN

* Base data provided by Gateway Engineering & Surveying

TREE INVENTORY LIST

No.	Size	Botanical Name	Common Name	Condition	Regulated	Save (S)	Remove (X)
4401	5", 8", 7"	<i>Acer rubrum</i>	Red Maple	Good	R		X
4402	7"	<i>Acer rubrum</i>	Red Maple	Good	R		X
4403	3", 5", 6"	<i>Acer rubrum</i>	Red Maple	Good	R		X
4404	16"	<i>Gleditsia triacanthos</i>	Honeylocust	Good	NR (Species)		X
4405	15"	<i>Gleditsia triacanthos</i>	Honeylocust	Good	NR (Species)		X
4406	17"	<i>Quercus rubra</i>	Red Oak	Good	R		X
4407	13"	<i>Gymnocladus dioica</i>	Kentucky Coffeetree	Good	R		X
4408	6"	<i>Acer rubrum</i>	Red Maple	Good	R		X
4409	8"	<i>Acer rubrum</i>	Red Maple	Good	R		X
4410	8"	<i>Acer rubrum</i>	Red Maple	Good	NR (Species)		X
4411	11"	<i>Gleditsia triacanthos</i>	Honeylocust	Good	R		X
4412	8"	<i>Acer rubrum</i>	Red Maple	Good	R		X
4413	8"	<i>Quercus rubra</i>	Red Oak	Good	R		X
4414	17"	<i>Gleditsia triacanthos</i>	Honeylocust	Good	NR (Species)		X
4415	6", 7", 7"	<i>Acer rubrum</i>	Red Maple	Good	R		X
4416	7", 7", 7"	<i>Acer rubrum</i>	Red Maple	Good	R		X
4417	9"	<i>Acer rubrum</i>	Red Maple	Good	R		X
4418	7"	<i>Gleditsia triacanthos</i>	Honeylocust	Good	NR (Species)		X
4419	6"	<i>Pyrus calleryana</i>	Callery Pear	Good	NR (Species)		X
4420	8"	<i>Acer rubrum</i>	Red Maple	Good	R		X
4421	11"	<i>Prunus serotina</i>	Black Cherry	Good	R		X
4422	12"	<i>Populus deltoides</i>	Cottonwood	Good	NR (Species)		X
4423	6"	<i>Prunus serotina</i>	Black Cherry	Good	R		X
4424	8"	<i>Fagus sp.</i>	Beech	Good	R		X
4425	12"	<i>Gleditsia triacanthos</i>	Honeylocust	Good	NR (Species)		X
4426	10"	<i>Acer rubrum</i>	Red Maple	Good	R		X
4427	11"	<i>Acer rubrum</i>	Red Maple	Good	R		X
4428	17"	<i>Acer saccharinum</i>	Silver Maple	Good	NR (Species)		X
4429	16"	<i>Thuja occidentalis</i>	White Cedar	Good	R		X
4430	8"	<i>Acer rubrum</i>	Red Maple	Good	R		X
4431	7"	<i>Acer rubrum</i>	Red Maple	Good	R		X
4432	10"	<i>Gleditsia triacanthos</i>	Honeylocust	Good	NR (Species)		X
4433	9"	<i>Acer rubrum</i>	Red Maple	Good	R		X
4434	13"	<i>Gleditsia triacanthos</i>	Honeylocust	Good	NR (Species)		X
4435	6"	<i>Fagus sp.</i>	Beech	Good	R		X
4436	6"	<i>Fagus sp.</i>	Beech	Good	R		X
4437	6"	<i>Tilia americana</i>	Basswood	Good	R		X

Total No. of Trees: 37

TREE REPLACEMENT TABLE

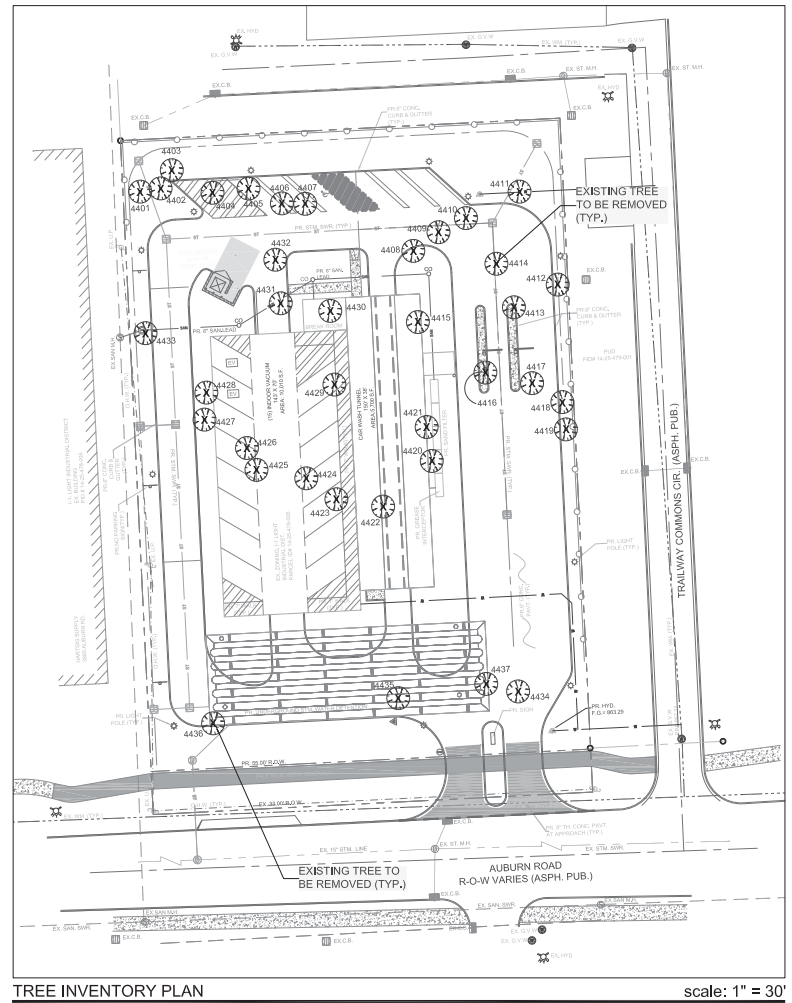
Description	Surveyed Trees	Replacement Trees
Non-Regulated	11	0
Removed - Regulated	26	26
Saved	0	0
Totals	37	26

TREE REPLACEMENT CALCULATIONS

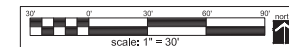
Regulated trees removed: 26

Landmark trees removed: 0

Total replacement trees required equals twenty six (26).



date: September 16, 2022
 revised:
 09-25-2022 Revise acc. to site plan changes &
 11-02-2022 comments from the City Woodland Consultant.



LANDSCAPE PLAN FOR:
 Clean View Auto Wash
 44640 Morley Drive
 Clinton Township, Michigan 48036
 Mr. Frank Toma
 (586) 524-9397

PROJECT LOCATION:
 Proposed Car Wash
 3909 Auburn Road
 Auburn Hills, Michigan

LANDSCAPE PLAN BY:
 Nagy Devlin Land Design
 31736 West Chicago Ave.
 Livonia, Michigan 48150
 (734) 634 9208



LP - 2: TREE INVENTORY PLAN

* Base data provided by Gateway Engineering & Surveying.



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: NOVEMBER 25, 2024

AGENDA ITEM NO 9D

COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Steven J. Cohen, AICP, Director of Community Development
Submitted: November 18, 2024
Subject: Motion – Approval of the Revised Architectural Design Policy

INTRODUCTION AND HISTORY

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

With the assistance of Planning Commissioner and architect Dominick Tringali, as well as input from other Planning Commissioners, the enclosed policy statement has been updated with revisions and clarifications based on current practice and improvements in construction industry standards. Generally, the updated policy statement now:

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

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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission adopted the policy update and recommended City Council approval on November 13, 2024 (8-0 vote).

MOTION

Move to accept the Planning Commission's recommendation and approve the revised City of Auburn Hills Architectural Design Policy.

I CONCUR:

THOMAS A. TANGHE, CITY MANAGER



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

November 13, 2024

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

ROLL CALL: Present: **Carolyn Shearer, Darlene MacMillan, Jack Ferguson, Cynthia Pavlich, Laura Ochs, Greg Ouellette, Sam Beidoun, Dominick Tringali**
Absent: Ray Saelens
Also Present: Director of Community Development Steve Cohen, Assistant to the Director of Community Development Devin Lang
Guests: 6

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

7. NEW BUSINESS

7a. Architectural Design Policy Update

Mr. Cohen introduced the updated Architectural Design Policy. He explained that while the City cannot dictate building façade by law, the policy has allowed City staff to communicate expectations from the beginning of the project and allows the City to continue receiving high-quality building appearances. Mr. Cohen stated that this was the first update to the policy since its adoption in 2002. Changes proposed to the policy are minor and document how the policy has evolved in practice over the years.

Mr. Tringali supported the policy update and commented that the updated policy gives City staff the latitude to provide direction on what is appropriate and architecturally compatible with the surroundings.

Mr. Ferguson commented that he also supports the policy.

Moved by Ferguson to adopt the amended City of Auburn Hills Architectural Design Policy and recommend approval to the City Council.

Second by Ochs.

VOTE: Yes: Ferguson, Ochs, MacMillan, Shearer, Tringali, Beidoun, Pavlich, Ouellette
No: None **Motion Carried (8-0)**



ADOPTED 9-19-02

DRAFT REVISION - 11-01-24

ARCHITECTURAL DESIGN POLICY

Purpose

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

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

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

Design Objectives

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

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

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

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

Design Review and Implementation

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

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



ARCHITECTURAL DESIGN POLICY

Purpose

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

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

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

Design Objectives

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

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

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

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

Design Review and Implementation

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

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

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

September 19, 2002

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

ROLL CALL PLANNING COMMISSION:

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

ROLL CALL CITY COUNCIL:

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

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

PERSONS WISHING TO BE HEARD - none.

SPECIAL PLANNING ISSUES:

1. Review of Planning Commission consensus on Architectural Design

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

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

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

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

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

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

Mr. Cohen stated the Planning Commission discussed the following issues

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Supported by Mr. Newkirk.

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

Motion Carried

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

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

Supported by Mr. Kittle.

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

Motion Carried (6-0)

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

Kathleen Novak
Records Retention Clerk

City of Auburn Hills Architectural Design Policy

Purpose

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

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

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

Design Objectives

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

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

Examples of Auburn Hills Civic Buildings



Public Safety Building - 1899 N. Squirrel Road



Community Development Building - 1827 N. Squirrel Road



Fire Station #3 - 3253 Joslyn Road



Department of Public Works - 1500 Brown Road



Public Library—3400 E. Seyburn Drive

Examples of Chain Stores with Upgraded Building Materials



Discount Tire – 200 Brown Road



Wendy's Restaurant – 130 Brown Road



McDonald's Restaurant – 4435 Lapeer Road



Olive Garden Restaurant – 700 Brown Road



Home Depot – 4150 Joslyn Road

Examples of Buildings Illustrating Appropriate Design



Hillfield Industrial Park – 2211 Auburn Road



Makino Building – 2600 Superior Court



Valeo Building – 4100 N. Atlantic Boulevard



Oakland Euro Center – 3201 E. University Drive

Examples of Buildings Illustrating Appropriate Design



Osmic, Inc. – 1900 Taylor Road



AH Christian Center - 2592 E. Walton Boulevard



Cobblestone Manor Historic Inn – 3151 University Drive



GKN Automotive, Inc. - 3300 University Drive



AH Shopping Center - 3901 Baldwin Road

Examples of Buildings Illustrating Appropriate Design



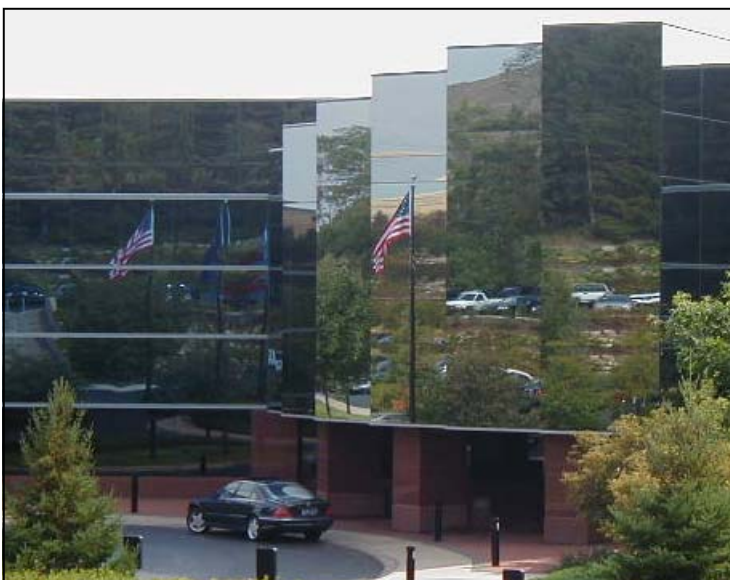
Volkswagen – 3800 Hamlin



DaimlerChrysler - 800 Chrysler Drive



Koll Corporate Center – 900 N. Squirrel Road



Guardian Industries - 2300 Harmon Road



Goertz & Schiele - 1750 Summit Drive



CITY OF AUBURN HILLS

CITY COUNCIL AGENDA

MEETING DATE: NOVEMBER 25, 2024

AGENDA ITEM NO 9E

FIRE DEPARTMENT

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Brandon Skopek, Assistant City Manager; Adam Massingill, Fire Chief; Steve Baldante; DPW Director; Trevin Robinson, Assistant Fire Chief
Submitted: November 19, 2024
Subject: Motion – To approve the modernization contracts for Fire Stations 1, 2, and 3

INTRODUCTION AND HISTORY

Over the past 20 years, the fire department has transitioned from a paid on-call to a full-time fire department that operates from our three strategically located stations. Full-time personnel and part-time personnel rotate work with three shifts each working 24 hours or more at a time. The existing stations were not designed for 24-hour staffing and have been adapted as best possible to accommodate overnight crews. As with most communities, the department continues to see a steady increase in call volume and increased demand for our responders. As the working model for firefighters has evolved, the design and layout of our fire stations grows increasingly obsolete and in need of modernization.

Recognizing the need to modernize the fire stations, fire department leadership began working on conceptual plans for Stations 1 and 3 in 2021. By early 2022 Redstone Architects were awarded the contract for design work of those two stations and a team of city employees worked to ensure the best possible layout for station upgrades.

In January 2023, Fire Department Administrative Staff moved from Station 2, which is in the Public Safety Building on the municipal campus into a new administrative building located at 3410 E. Seyburn. The purpose of this move was to allow for the modernization of Station 2. The Spicer Group was awarded the design contract for Station 2 in 2023 and worked concurrently on the design and layout.

The focus of design work for all three stations was to improve service delivery, productivity, and working conditions. Station designs incorporated decontamination and isolation of carcinogens through a hot, warm, and cold zone model that will help reduce cancer risk for firefighters. Design work was aimed at addressing the current needs of the city and our residents' needs decades into the future.

Designs for all three stations were completed by mid-2024 and budget estimates for the three stations combined were set at \$3.5 million dollars. All three station modernization plans were put out to bid on August 28, 2024, and bids opened on October 10, 2024. Bid tabs are included below as provided by the Clerk's Office.

Fire Stations 1 and 3

COMPANY NAME		TOTAL
Quadrat Construction LLC		\$2,118,844.55
Shaw Construction		\$2,347,500.00
Decima LLC		\$2,418,363.00
NRC Builders		\$2,455,540.00
DeAngelis Diamond LLC		\$2,508,604.00
Spartan Construction Group		\$2,558,000.00
DCC Construction Inc		\$2,595,800.00
Brivar Construction		\$2,770,000.00
Allied		\$3,313,500.00
L.S. Brinker		\$3,362,500.00

Fire Station 2

COMPANY NAME		TOTAL
Shaw Construction		\$969,950.00
NRC Builders		\$1,063,000.00
Decima LLC		\$1,107,090.00
E&L Construction		\$1,196,000.00
Allied		\$1,338,000.00

In addition, the Spicer Group has provided a quote for construction management at Station 2 in the amount of \$14,950. Redstone Architects were previously approved to provide construction services for Station 1 and 3 projects.

Fire Department Staff, DPW Director Baldante, and representatives from both Redstone Architects and Spicer Group evaluated bid submissions, conducted background checks, and interviewed the four lowest bidding companies before determining the best suited bidder(s) for the projects. The process reduced the decision to either the lowest combined bids by pairing the Quadrate Construction LLC Station 1 and 3 bid (\$2,118,844.55) with the Shaw Construction and Management Station 2 bid (\$969,950.00) for a combined \$3,088,794.55 or the lowest bidding company for all three projects combined, Shaw Construction and Management at \$3,317,450.00.

Both companies were deemed qualified and capable of completing the projects. Logistics of the projects led to a recommendation of Shaw Construction and Management for all three projects at a combined cost of \$3,317,450. The perceived benefits included consistency at all three stations by utilizing the same contractor and sub-contractors. It was discovered as part of the interview process that Shaw Construction and Management intended to utilize sub-contractors that had a long-standing relationship with Auburn Hills and familiarity with the stations based on prior experience.

In addition, phasing of the construction projects weighed heavily on the decision. Both contractors indicated they bid the projects to begin in late 2024 or early 2025 as per the bid instructions. Splitting the contracts and expecting one of the contractors to delay a start date until mid to late summer 2025 was identified as an issue by both as the bids were submitted with the assumption that their work would start immediately allowing for construction to continue through winter months without weather disruptions.

Fire Department Staff considered the logistics of vacating all three stations at one time and how temporary provisions could accomplish a combined bid award. Estimates for temporary housing for firefighters through multiple companies exceeded \$20,000 per month. Logistical challenges in sharing bay space with sub-contractors during construction along with expecting crews to move from temporary housing outside the building to apparatus in truck bays during winter months would challenge service delivery. The increased risk for the safety of personnel and subcontractors was deemed unacceptable and counterproductive, as well as the possible delay of personnel to access vehicles and equipment which has the real potential for causing delayed response times.

The fire department has allotted \$750,000 for Station 1, and \$750,000 for Station 3 in the approved 2024 budget. Representative Haley Stevens Office secured \$981,087 in funding as part of the Community Project Funding through The Department of Housing and Urban Development. This grant was intended to supplement Station 1 and 3 budgeted amounts, providing a combined \$2,481,087 in total funding.

The fire department has allotted \$500,000 for Station 2 in the approved 2024 budget. On November 12, 2024, the Tax Increment Finance Authority approved supplemental funding for the Station 2 project in the amount of \$484,150. The combined funding amount of \$984,150 allows for construction as well as project management services by Spicer Group.

STAFF RECOMMENDATION

Staff recommend approval to contract with Shaw Construction for modernizations of Stations 1, 2, and 3 and Spicer Group for construction management services at a combined cost of 3,332,850.00 from fire suppression account numbers 101-336-975.000-FIRESTATION1, 101-336-975.000-FIRESTATION2, and 101-336-975.000-FIRESTATION3. Revenues from various sources previously mentioned will be brought into revenue accounts and then paid out of these three expense accounts.

MOTION

Move to approve contracting with Shaw Construction for modernizations of Fire Stations 1, 2, and 3 and Spicer Group for construction management services at a combined cost of \$3,338,850.00, amend the 2024 General Fund Fire Suppression budget revenue with an increase of \$981,087.00 in account number 101-339-528.000-HUDGRANT, amend account number 101-336-975.000-FIRESTATION1 in the amount of \$490,543.50, and amend account number 101-336-975.000-FIRESTATION3 in the amount of \$490,543.50

I CONCUR:



BRANDON SKOPEK, ASSISTANT CITY MANAGER



① Level 1 New Work
3/16" = 1'-0"

N

C. REDSTONE ARCHITECTS, INC. 2020
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LAW.

NOTE:
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No.	Description	Date


Redstone Architects, Inc.
2700 S. Telegraph Road
Bloomfield Hills, MI 48302-1008
Phone: 248-418-2000
Fax: 248-418-2099
www.redstonearchitects.com

SEAL / SIGNATURE

DATE

PROJECT MANAGER/ARCHITECT Checker

DESIGNER/DRAFTSPERSON Author

**FIRE STATION
#1**

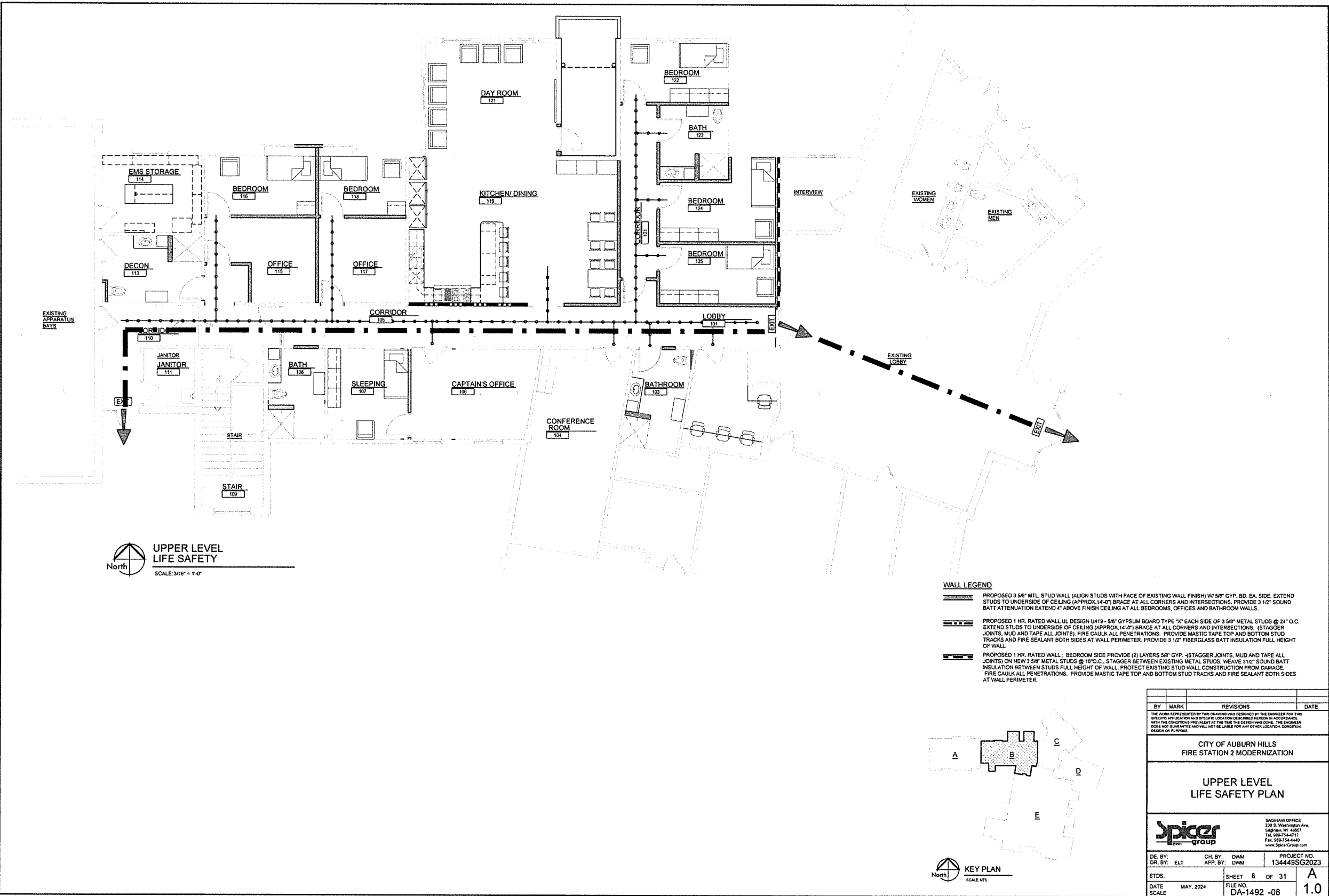
3483 Auburn Road
Auburn Hills, MI 48326

SHEET TITLE
FLOOR PLAN

DATE
04/15/2022

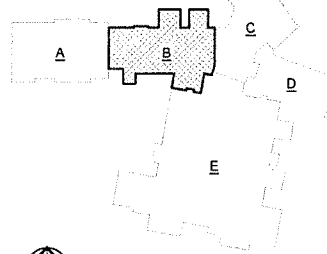
PROJECT NO.
3690.00

SHEET NO.
A104



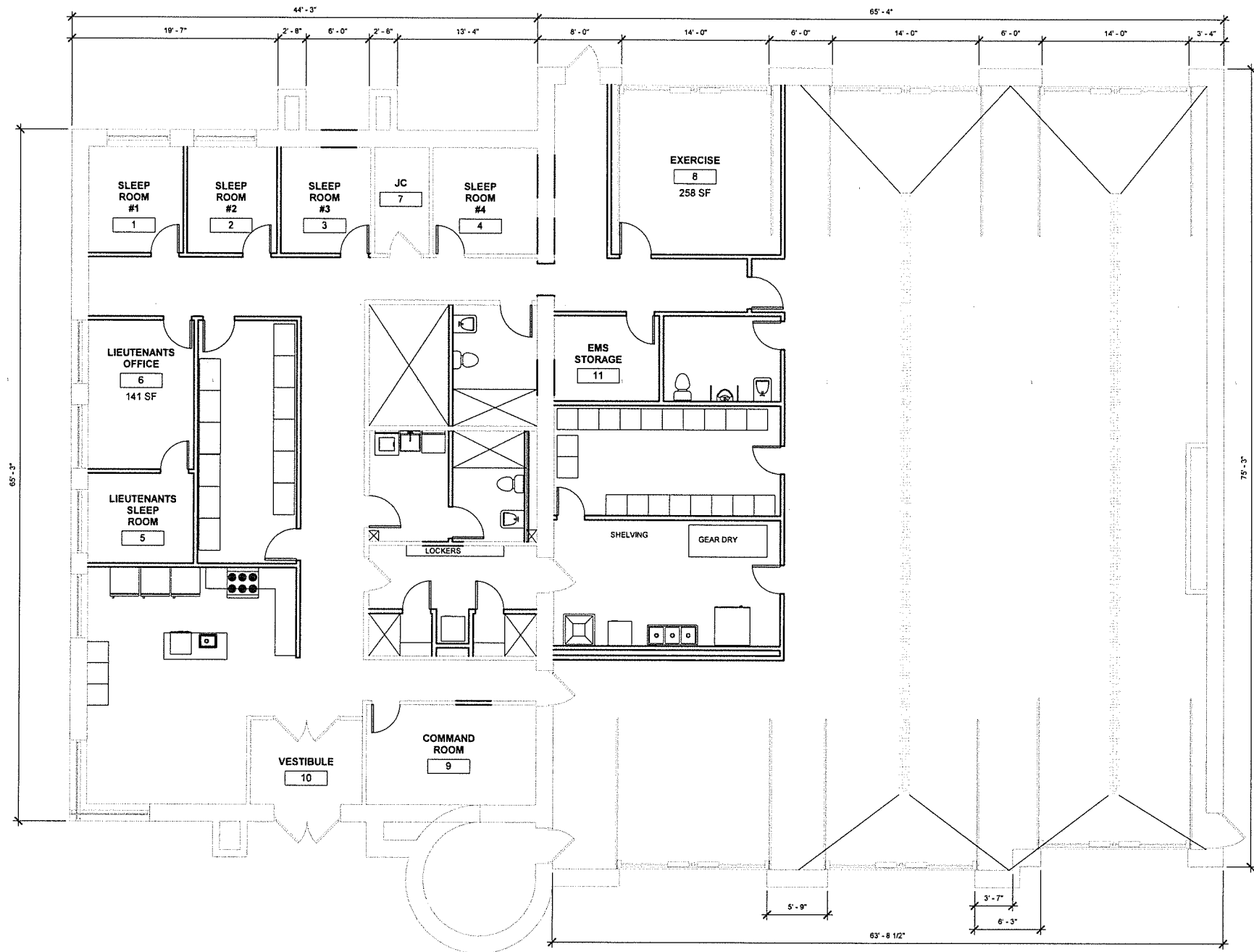
North
UPPER LEVEL
LIFE SAFETY
SCALE: 3/16" = 1'-0"

- WALL LEGEND**
- PROPOSED 3 5/8" MTL. STUD WALL (ALIGN STUDS WITH FACE OF EXISTING WALL FINISH) W/ 5/8" GYP. BD. EA. SIDE. EXTEND STUDS TO UNDERSIDE OF CEILING (APPROX. 14'-0") BRACE AT ALL CORNERS AND INTERSECTIONS. PROVIDE 3 1/2" SOUND BATT ATTENUATION EXTEND 4" ABOVE FINISH CEILING AT ALL BEDROOMS, OFFICES AND BATHROOM WALLS.
 - PROPOSED 1 HR. RATED WALL UL DESIGN U419 - 5/8" GYPSUM BOARD TYPE "X" EACH SIDE OF 3 5/8" METAL STUDS @ 24" O.C. EXTEND STUDS TO UNDERSIDE OF CEILING (APPROX. 14'-0") BRACE AT ALL CORNERS AND INTERSECTIONS. (STAGGER JOINTS, MUD AND TAPE ALL JOINTS). FIRE CAULK ALL PENETRATIONS. PROVIDE MASTIC TAPE TOP AND BOTTOM STUD TRACKS AND FIRE SEALANT BOTH SIDES AT WALL PERIMETER. PROVIDE 3 1/2" FIBERGLASS BATT INSULATION FULL HEIGHT OF WALL.
 - PROPOSED 1 HR. RATED WALL: BEDROOM SIDE PROVIDE (2) LAYERS 5/8" GYP. - (STAGGER JOINTS, MUD AND TAPE ALL JOINTS) ON NEW 3 5/8" METAL STUDS @ 16" O.C. STAGGER BETWEEN EXISTING METAL STUDS. WEAVE 3 1/2" SOUND BATT INSULATION BETWEEN STUDS FULL HEIGHT OF WALL. PROTECT EXISTING STUD WALL CONSTRUCTION FROM DAMAGE. FIRE CAULK ALL PENETRATIONS. PROVIDE MASTIC TAPE TOP AND BOTTOM STUD TRACKS AND FIRE SEALANT BOTH SIDES AT WALL PERIMETER.



North
KEY PLAN
SCALE: NTS

BY	MARK	REVISIONS	DATE
THE WORK REPRESENTED BY THIS DRAWING WAS DESIGNED BY THE ENGINEER FOR THIS SPECIFIC APPLICATION AND SPECIFIC LOCATION DESCRIBED HEREON IN ACCORDANCE WITH THE CONDITIONS PREVALENT AT THE TIME THE DESIGN WAS DONE. THE ENGINEER DOES NOT GUARANTEE AND SHALL NOT BE LIABLE FOR ANY OTHER LOCATION, CONSTRUCTION, DESIGN OR PURPOSE.			
CITY OF AUBURN HILLS FIRE STATION 2 MODERNIZATION			
UPPER LEVEL LIFE SAFETY PLAN			
SAGINAW OFFICE 230 S. Washington Ave. Saginaw, MI 48607 Tel: 989-754-4717 Fax: 989-754-4440 www.SpicerGroup.com			
DE. BY:	DR. BY:	CH. BY:	PROJECT NO.
ELT	ELT	DWM	134449SG2023
STDS.		SHEET 8 OF 31	A
DATE	MAY, 2024	FILE NO.	DA-1492 -08
SCALE			1.0



① Level 1 New Work
3/16" = 1'-0"

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No.	Description	Date



Redstone Architects, Inc.
2700 S. Telegraph Road
Bloomfield Hills, MI 48302-1026
Phone: 248-418-0990
Fax: 248-418-0993
www.redstonearchitects.com

SEAL / SIGNATURE

DATE

PROJECT MANAGER/ARCHITECT Checker
DESIGNER/DRAFTSPERSON Author

**FIRE STATION
#3**

3253 Joslyn Road
Auburn Hills, MI 48326

**SHEET TITLE
FLOOR PLAN**

DATE
04/15/2022
PROJECT NO.
3690.00

SHEET NO.
A101

CITY CLERK
CITY OF AUBURN HILLS
1827 N.SQUIRREL ROAD
AUBURN HILLS, MI 48326

**STATE OF MICHIGAN
BEFORE THE MICHIGAN PUBLIC SERVICE COMMISSION
NOTICE OF HEARING
FOR THE ELECTRIC CUSTOMERS OF
DTE ELECTRIC COMPANY
CASE NO. U-21375**

- DTE Electric Company requests Michigan Public Service Commission's approval of its Voluntary Green Pricing plan and biennial review of the Company's MIGreenPower program under MCL 460.1061, including updates to current and forecasted customer participation in MIGreenPower, amendments and additions to MIGreenPower and accompanying tariff revisions, and related relief.
- The information below describes how a person may participate in this case.
- You may call or write DTE Electric Company 1 Energy Plaza, Detroit, MI 48226, (800) 477-4747, for a free copy of its application. Any person may review the documents at the offices of DTE Electric Company or on the Commission's website at: <https://mi-psc.my.site.com/s/>.
- A pre-hearing will be held:

DATE/TIME: Tuesday, November 26, 2024 at 9:00 AM

BEFORE: Administrative Law Judge Christopher S. Saunders

LOCATION: Video/Teleconference

PARTICIPATION: Any interested person may participate. Persons needing any assistance to participate or who are seeking access to the video/teleconference should contact the Administrative Law Judge's secretary at (517) 284-8130 or by email at LARA-MOHR-PSC@michigan.gov in advance of the hearing.

The Michigan Public Service Commission (Commission) will hold a pre-hearing to consider DTE Electric Company's (DTE Electric) September 23, 2024 application requesting the Commission to: 1) determine that the MIGreenPower program satisfies MCL 460.1061 and is consistent with 2008 PA 295, as amended, and all other applicable law; 2) approve the amendments and changes to the MIGreenPower program and Rider 17 tariff sheet, as proposed by DTE Electric; 3) find DTE Electric in compliance with Commission directives in Case No. U-21172 and approve its proposals related to the purchase of Renewable Energy Credits from Distributed Generation customers and Straw Proposal for Community Solar Pilot; 4) approve inclusion of energy storage resources co-located with renewable facilities in the Voluntary Green Pricing (VGP) program's Customer-Requested offering; 5) accept DTE Electric's annual VGP Program report filed pursuant to Commission directives in Case Nos. U-18352 and U-21172; and 6) grant DTE Electric further relief as the Commission may deem necessary or appropriate.

All documents filed in this case shall be submitted electronically through the Commission's E-Dockets website at: <https://mi-psc.my.site.com/s/>. Requirements and instructions for filing can be found in the User Manual on the E-Dockets help page. Documents may also be submitted, in PDF format, as an attachment to an email sent to: mpscedockets@michigan.gov. If you require assistance prior to e-filing, contact Commission staff at (517) 284-8090 or by email at: mpscedockets@michigan.gov.

Any person wishing to intervene and become a party to the case shall electronically file a petition to intervene with this Commission by November 19, 2024. (Interested persons may elect to file using the traditional paper format.) The proof of service shall indicate service upon DTE Electric Company's attorney, John A. Janiszewski, One Energy Plaza, 1635 WCB, Detroit, MI 48266.

The prehearing is scheduled to be held remotely by video conference or teleconference. Persons filing a petition to intervene will be advised of the process for participating in the hearing.

Any person wishing to appear at the hearing to make a statement of position without becoming a party to the case may participate by filing an appearance. To file an appearance, the individual must attend the hearing and advise the presiding administrative law judge of their wish to make a statement of position. Mich Admin Code, R 792.10413 (Rule 413).

Any person wishing to file a public comment may do so by filing a written statement in this docket. The written statement may be mailed or emailed and should reference Case No. **U-21375**. Statements may be emailed to: mpscedockets@michigan.gov. Statements may be mailed to: Executive Secretary, Michigan Public Service Commission, 7109 West Saginaw Hwy., Lansing, MI 48917.

All information submitted to the Commission in this matter becomes public information, thus available on the Michigan Public Service Commission's website, and subject to disclosure. Please do not include information you wish to remain private. For more information on how to participate in a case, you may contact the Executive Secretary at the above address or by telephone at (517) 284-8090.

Requests for adjournment must be made pursuant to Michigan Office of Administrative Hearings and Rules R 792.10422 and R 792.10432. Requests for further information on adjournment should be directed to (517) 284-8130.

Jurisdiction is pursuant to 1909 PA 106, as amended, MCL 460.551 et seq.; 1919 PA 419, as amended, MCL 460.54 et seq.; 1939 PA 3, as amended, MCL 460.1 et seq.; 1969 PA 306, as amended, MCL 24.201 et seq.; 1982 PA 304, as amended, MCL 460.6j et seq.; 2008 PA 295, MCL 460.1001 et seq.; and Parts 1 & 4 of the Administrative Hearing Rules of the Michigan Office of Administrative Hearings and Rules, Mich. Admin Code, R 792.10106(2), (3), (4), (5), (6), and (7); R 792.10121; and R 792.10401 through R 792.10448.

U-21375

Oakland University celebrates a decade-long partnership with Pontiac



Students and professors returned for the first day of classes on Sept. 4 after an agreement was reached on a tentative agreement with the AAUP. photo by Matt Fahr Media News Group

By [Peg McNichol](#) | pmcnichol@medianewsgroup.com

PUBLISHED: November 1, 2024 at 5:08 AM EST

For 10 years, Oakland University has partnered with Pontiac to improve residents' lives in key ways. Last year, Oakland Community College joined the initiative.

On Saturday, the collaboration will be celebrated with breakfast, an update on its achievements, and an opportunity to meet with partnership leaders to learn more about the resources available.

The six pillars of the OU-OCC-Pontiac partnership are improving education from birth to college graduation; encouraging more community engagement; increasing economic and workforce development; improving healthcare and wellness, arts and culture and building capacity for nonprofits and neighborhoods.

This year, the partnership has produced an April concert recital featuring 300 students a joint arts project with Oakland University preservice teachers, Pontiac High School teachers and students; and the Nov. 14 show and gala, The Art Experience, in downtown Pontiac.

Other efforts included a trauma and grief workshop which trained seven Pontiac High School students to recognize and discuss elements of Adverse Childhood Experiences (ACE). They went on to make ACE presentations at a Harvard University conference in Boston. The group also hosted Scholastic Aptitude Test (SAT) prep workshops for aspiring college students and health fairs.

Glenn McIntosh, OU's senior vice president for student affairs and chief diversity officer, said the partnership will continue to evolve with time.

"Education is the foundation for everything that you want to do in a community," he said.

Mayor Tim Greimel called the collaboration valuable to the city, especially pre-college programs that inspire students to pursue higher education.

Saturday's celebration is from 8:30 a.m. to noon, Saturday, Nov. 2, on campus in the Habitat Room at the Oakland Center, 312 Meadow Brook Road in Rochester. For registration details, visit: https://www.pontiac.mi.us/news_detail_T12_R155.php.

OU professors union no confidence vote overwhelmingly against Dean of Students office

Latest threats led to union vote



The student has been removed from Oakland University housing and is banned from coming on campus. Photo by Matthew Fahr Media News Group

By Matthew Fahr | mfahr@medianewsgroup.com | The Oakland Press

UPDATED: November 9, 2024 at 11:39 AM EST

The Professors' union at Oakland University have unanimously voted for changes in the Dean of Students office.

Over the past week members of the Oakland University American Association of University Professors (OU-AAUP) cast ballots in a no confidence vote for Michael Wadsworth, OU's Dean of Students and his office.

Of the 435 members who voted, 402 (92%) said they have no confidence in Wadsworth's leadership.

"As you can see from the election result, after more than a decade of failed policies, procedures and performance that has resulted in a campus more dangerous than ever for faculty and students, and support for students with disabilities less effective and less appropriate than ever, the OU faculty has voted No Confidence in the leadership of Dean Michael Wadsworth and the Dean of Students Office," union President Michael Latcha said in a letter to university leaders after the vote. "The Dean of Students Office must immediately be overhauled and reoriented toward serving students, faculty and the campus community."

The university quickly responded to the union vote.

"University administrators were disappointed to learn that the AAUP chose to pursue this week's unprecedented and counter-productive no confidence vote, which, unfortunately, may compromise the ability of the university and its faculty to meet and constructively resolve these and future concerns in a cooperative and collaborative manner," OU said in a statement. "Any valid concerns raised by the faculty will be resolved in a collaborative effort in the best interests of all members of our campus community."

The video player is currently playing an ad. You can skip the ad in 5 sec with a mouse or keyboard

The union is requesting:

- Replacing Wadsworth.
- Appointing a Disability Support Services (DSS) director who is professionally trained and fully dedicated to establishing a service climate that truly supports students.
- Professionalizing the system of processing behavioral concerns.

Union members were concerned over the handling of recent threats made by a student.

It began with a student making social media and in-person threats against a School of Music, Theater and Dance faculty member.

According to the union, faculty and students reported the behaviors through several official channels starting on Sept. 18, including utilizing the "Report Behavior" online form managed by the Dean of Students Office. No actions were taken until Oct. 10.

Wadsworth responded to faculty on Oct. 9 that the threatening recording did not contain a threat by the student to "shoot" the professor.

On Oct. 10, the Oakland University Police Department (OUPD) sent a campuswide advisory at 12:52 p.m. saying an investigation showed there was no credible threat to the campus community.

According to the union, at 5:55 p.m., after more online comments were located, the music school's faculty voted unanimously not to return to campus until a proper investigation was held. OUPD then sent a revised advisory stating that Wadsworth had issued a "Persona Non Grata" order to the student banning them from campus pending a hearing.

The union said some faculty and students were not aware of the threats or the investigation and continued to hold and attend classes in Varner Hall, targeted by threats.

The union said a similar incident involving a faculty member threatened by a student occurred in 2023 and a grievance was filed with the university. The grievance was withdrawn after OU agreed to a series of changes in how threats were reported and followed up. The union claims the university has been ineffective in adhering to changes.

"Countless ignored reports of concerning behavior and multiple grievances and arbitration rulings have led the faculty to take this unprecedented and extreme step to plead for action before tragedy strikes," Latcha wrote in his letter to leadership after the vote.

Students and staff at Oakland University were never in danger amid rumors of social media threats

Student remains suspended and banned from campus



The student has been removed from Oakland University housing and is banned from coming on campus. Photo by Matthew Fahr Media News Group

By Matthew Fahr | mfahr@medianewsgroup.com | The Oakland Press

UPDATED: October 31, 2024 at 5:12 PM EST

Amid speculation involving a student who had been banned from the Oakland University campus earlier this month, some faculty made the decision to cancel classes on Tuesday.

That's the assessment from the Oakland University Police Department.

A social media post interpreted as a possible threat kept some students and staff away from Varner Hall on Oct. 29. The post was made by a student who was removed from student housing and campus on Oct. 17.

"As you recall, a student made threats against a SMTD (School of Music, theater and Dance) faculty member and was banned from campus," Aaron Kinzel, criminal justice professor wrote in an email to his students. "Apparently the student is now tagging on social media anyone who filed a behavioral concern form and has said he is coming back to campus."

OUPD Chief Mark Gordon said nothing was confirmed by the department and they were not anticipating taking an action on campus, but did suggest that the one concerned faculty member should stay off campus for the day if they wanted.

Some faculty did alert their students that they would switch to virtual classes for the day, but no extra security measures were initiated, and no one was ever in danger, according to the OUPD.

The original threats by the student were made on Oct. 9 and 10 and described by the OUPD as "multiple reports of a remark made on social media." The matter was handled by the OU Dean of Students Office.

Gordon said OUPD did not begin an investigation until more threats were made on Oct. 17. Gordon said the original threats and the newly discovered threats, one of which was a recording, were made against other students and a professor.

"The Dean of Students (Office) was still doing their part, because the actions of the student had not risen above a law violation and that was what our opinion was originally," said Gordon. "Yes, it was social media, yes, it was concerning, yes, it appears this individual could use some intervention efforts, but there was no law violation."

But the threats investigated on Oct. 17 were viewed as "the student stepping up his game" by implying he would shoot other students.

"In my opinion, that ups the threat level quite a bit from the other social media posts and that was when we decided it was time to remove him from campus," said Gordon. "He upped the ante that day."

The investigation showed there was sufficient cause to remove the student from campus housing and be put on interim suspension.

The student was issued a Persona Non Grata (PNG) order by the Dean of Students Office that prohibited them from being on campus at any time and for any reason.

According to the university, the student and the Office of Student Affairs had planned a virtual meeting with the student this week to discuss the behavior.

The student will be arrested for trespassing for violating the PNG if they return to campus during the suspension.

Originally Published: October 31, 2024 at 5:01 PM EST