



CITY OF AUBURN HILLS

REGULAR CITY COUNCIL MEETING

MINUTES

SEPTEMBER 25, 2023

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

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

Present: Mayor McDaniel, Council Members Carrier, Cionka, Hawkins, Knight, Marzolf, 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, Community Development Director Cohen, Construction Coordinator Lang, City Planner Keenan, Engineer Driesenga

9 Guests

A workshop session was held prior to the regular City Council meeting at 5:30 PM. Workshop Topic: Budget Workshop (2 of 2).

4. APPROVAL OF MINUTES

4a. City Council Workshop Minutes, September 11, 2023.

Moved by Knight, Seconded by Carrier.

RESOLVED: To approve the City Council Workshop Minutes of September 11, 2023.

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

No: None

Resolution No. 23.09.098

Motion Carried (7 - 0)

4b. City Council Regular Meeting Minutes, September 11, 2023.

Moved by Knight, Seconded by Hawkins.

RESOLVED: To approve the City Council Regular Meeting Minutes of September 11, 2023.

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

No: None

Resolution No. 23.09.099

Motion Carried (7 - 0)

5. APPOINTMENTS AND PRESENTATIONS

6. PUBLIC COMMENT

Kevin Blair of 222 N. Washington Sq, Lansing, MI spoke to his concerns and lack of transparency regarding the cannabis licensing process.

7. CONSENT AGENDA

7a. Board and Commission Minutes

7a1. Planning Commission, August 9, 2023

7a2. Election Commission, August 28, 2023

7a3. Brownfield Redevelopment Authority, August 29, 2023

7a4. Planning Commission, September 13, 2023

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

7b. Motion – To approve the 2023-2024 Winter Operations Agreement with the RCOC.

RESOLVED: To approve the 2023-2024 Winter Operations Agreement between the City of Auburn Hills and the Road Commission for Oakland County. Services to be reimbursed from the Road Commission for Oakland County to the City of Auburn Hills are in the amount of \$48,274.17.

Moved by Verbeke, Seconded by Carrier.

RESOLVED: To approve the Consent Agenda.

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

No: None

Resolution No. 23.09.100

Motion Carried (7 - 0)

8. UNFINISHED BUSINESS

9. NEW BUSINESS

9a. PART ONE - Motion - Approval of Rezoning of portions of 3411 E. Walton Boulevard (14-12-376-010) from R-4, One Family Residential and RM-1, Multiple Family Residential (Low Rise) to B-2, General Business District / Five Points Community Church

PART TWO - Motion – Approval of Special Land Use Permit and Site Plan to construct a building addition / Five Points Community Church

Mr. Keenan presented the request for approval for rezoning portions of 3411 E. Walton Boulevard for the purpose of a 10,220 sq. ft. addition. Approval of the first motion will allow the entire parcel to have the same zoning designation, B-2 General Business District, and bring the corner site more in line with the City Master Land Use Plan.

Mr. Keenan presented the second motion stating that the plans will allow the demolition of the southeast portion of the building making room for the 10,220 sq ft. addition, which will bring the building size to 44,5780 sq. ft. Construction is scheduled to begin in Spring 2024 and be completed in the Winter of 2024.

Sam Ashley of Cunningham-Limp shared that this is the second phase of the property, and the rezoning will allow the original three separate parcels to be combined to a master parcel. The portion that is being demolished is beyond its useful life and the architectural characteristics of this addition will be aesthetic to what was built in the past.

Moved by Marzolf, Seconded by Cionka.

RESOLVED: To accept the Planning Commission's recommendation and approve the rezoning of the portions of parcel 14-12-376-010 from R-4, One Family Residential District and RM-1, Multiple Family Residential (Low Rise) District to B-2, General Business District.

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

No: None

Resolution No. 23.09.101

Motion Carried (7 - 0)

Moved by Cionka Seconded by Carrier.

RESOLVED: To accept the Planning Commission's recommendation and approve Special Land Use Permit and Site Plan for Five Points Community Church subject to the conditions of the City's Administrative Review Team.

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

No: None

Resolution No. 23.09.102

Motion Carried (7 - 0)

9b. Motion – Approval of Site Plan and Tree Removal Permit / Pacific and Taylor - Light Industrial Speculative Building

Mr. Keenan presented the site plan and tree removal motion of a speculative building for Pacific Drive Ventures, LLC. This building will be used for manufacturing as well as office space.

Mr. Christopher Cousino of Pacific Drive Ventures, LLC was present.

Ms. Verbeke shared her concerns regarding the traffic flow in this area and wants to ensure that the roads in this area do not get overlooked but are kept on a list for road project discussions.

Moved by Carrier, Seconded by Cionka.

RESOLVED: To accept the Planning Commission's recommendation and approve the Site Plan and Tree Removal Permit for Pacific Drive Industrial Speculative Building subject to the conditions of the City's Administrative Review Team.

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

No: None

Resolution No. 23.09.103

Motion Carried (7 - 0)

10. COMMENTS AND MOTIONS FROM COUNCIL

Mr. Marzolf encouraged everyone to attend the Fall Festival in the Woods on October 7th at Hawk Woods.

Mr. Knight complimented the Public Works Department for staying ahead of the potholes in the area. He also reminded everyone that Friday, October 6th is the last jazz concert for the year.

Mr. Carrier reported that on September 28th the Community Center is hosting a conversation regarding community improvement. Please contact Community Development to RSVP.

Mayor McDaniel thanked staff for their hard work on the budget that has been presented to them over the past two workshops.

11. CITY ATTORNEY REPORT

12. CITY MANAGER REPORT

13. CLOSED SESSION

13a. Motion - To meet in closed session to discuss property acquisition pursuant to MCL 15.268 (1)(d) of the Open Meetings Act.

Moved by Carrier, Seconded by Knight.

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

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

No: None

Resolution No. 23.09.104

Motion Carried (7 - 0)

The meeting recessed into Closed Session at 7:28 PM.

The meeting was reconvened to Open Session at 8:17 PM.

14. ADJOURNMENT

Hearing no objections, the Mayor adjourned the meeting at 8:17 PM.

Kevin R. McDaniel, Mayor

Laura M. Pierce, City Clerk