



**CITY OF AUBURN HILLS
PLANNING COMMISSION
MINUTES**

May 7, 2025

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, Raymond Saelens, Sam Beidoun, Dominick Tringali, Greg Ouellette**

Absent: None.

Also Present: Director of Community Development Steve Cohen, and Assistant to the Director of Community Development Devin Lang

Guests: 7

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

3. PERSONS WISHING TO BE HEARD

4. APPROVAL OF MINUTES – March 5, 2025

Moved by Beidoun to approve the minutes of March 5, 2025.

Second by Ferguson.

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

No: None

Motion Carried (8-0)

5. PETITIONERS

5a. Chillbox Corporate Headquarters (7:01 p.m.)

Public Hearing/Motion – Recommendation to City Council for Special Land Use Permit and Revised Site Plan approval to repurpose the former North Oakland Family YMCA facility into an office building with an ancillary café with outside seating.

This is a request from Bazco Holdings, LLC for a Special Land Use Permit and Revised Site Plan approval to repurpose the former North Oakland Family YMCA recreational facility at 3378 E. Walton Boulevard into a corporate office building for its subsidiary Chillbox Convenience Stores, along with an ancillary café and associated outdoor seating.

The proposal includes a small ancillary retail store/café with outside seating on the east side of the building on the first floor. The space will replace the area formerly programmed by the YMCA for childcare and multi-purpose use. The café will serve coffee and dessert items to Chillbox staff and visitors and be open to the public. This new semi-covered patio seating area will accommodate up to 24 patrons. A four-foot-tall decorative fence will be added around the outside seating area to enclose the space and ensure the patrons' protection.

The gymnasium and locker rooms on the first floor will be kept "as is" for the company's employees, visitors, and the Chillbox for Kids Foundation. The swimming pool will be removed and filled for safety and cost reasons and converted into a multi-purpose room/exposition area. The space will be used for corporate and charitable foundation functions and potential office expansion space for employee growth.

The second floor will be converted into a corporate office and training space for Chillbox. This floor will retain the walking track that looks down into the first-floor gymnasium and former natatorium spaces. The smaller third floor will become the company's executive office suite.

Aly Bazzi, Bazco Holdings, LLC, 30825 26 Mile Road, New Haven, MI 48048 was available to answer any questions of the Commission.

The Commission asked about the following:

1. The use of volunteers in the company's charitable endeavors;

2. Bazco Holdings business activities;
3. The number of employees anticipated;
4. The speed of vehicles travelling past the proposed café area;
5. Hours anticipated for the café.

Mr. Bazzi stated that he does envision bringing volunteers and the community into the facility, but the facility will not be leased or offered for rent to outside entities. He further explained that their family has operated retail/gas station businesses since 1989. They operate multiple locations in southeast Michigan and plan to continue expanding. They also have a wholesale distribution segment. Their future growth is anticipated to be through Chillbox. They also assist small businesses, provide grants, and provide education. The transformation of the YMCA facility into the Chillbox Headquarters is expected to house 100 employees.

In addressing the concern regarding the speed of traffic past the café area, Mr. Cohen stated they have discussed traffic calming solutions along the north-south drive, which include additional stop signs in the area in front of the café's entrance.

Mr. Bazzi stated that the café's hours have not yet been determined, but it is expected to be generally open during business hours, with the exception of operating after 5 p.m. and seven days a week, depending on demand.

Mr. Ouellette opened the public hearing at 7:09 p.m.

There being no public comments, Mr. Ouellette closed the public hearing at 7:10 p.m.

Moved by Beidoun to recommend to City Council approval of the Special Land Use Permit and Revised Site Plan for Chillbox Corporate Headquarters subject to the conditions of the City's Administrative Review Team.

Second by Ferguson.

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

6. UNFINISHED BUSINESS – None.

7. NEW BUSINESS

7a. Motion – Cancel the June 4, 2025 Auburn Hills Planning Commission Meeting

Moved by Beidoun to cancel the June 4, 2025 Auburn Hills Planning Commission Meeting.

Second by Pavlich.

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

8. COMMUNICATIONS

9. NEXT SCHEDULED MEETING

The next scheduled meeting is on Wednesday, July 9, 2025 at 7:00 p.m. in the Auburn Hills Council Chambers.

10. ADJOURNMENT

There being no further business, Chairperson Ouellette adjourned the meeting at 7:13 p.m.

Submitted by:

Susan McCullough, MiPMC III, CMC
Recording Secretary