

AGENDA



Planning Commission
Wednesday, May 7, 2025 ❖ 7:00 p.m.

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

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

1. MEETING CALLED TO ORDER

2. ROLL CALL OF PLANNING COMMISSION

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

4. APPROVAL OF MINUTES – March 5, 2025

5. PETITIONERS

5a. Chillbox Corporate Headquarters

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.

6. UNFINISHED BUSINESS – None

7. NEW BUSINESS

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

8. COMMUNICATIONS

9. NEXT SCHEDULED MEETING – Wednesday, July 9, 2025 at 7:00 p.m. – Council Chamber

10. ADJOURNMENT

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

IMPORTANT NOTICE TO PETITIONERS

Items will be presented to the City Council on **Monday, May 19, 2025**. It will be necessary for you to have a representative present to answer any questions from the City Council. ***CITY COUNCIL WILL NOT ACT ON YOUR ITEM IF YOU OR YOUR REPRESENTATIVE ARE NOT PRESENT.***



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

March 5, 2025

CALL TO ORDER: Vice Chairperson Beidoun called the meeting to order at 7:01 p.m.

ROLL CALL: Present: **Carolyn Shearer, Darlene MacMillan, Jack Ferguson, Cynthia Pavlich, Raymond Saelens, Sam Beidoun, Dominick Tringali, Greg Ouellette (arrived at 7:07 p.m.)**

Absent: None.

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

Guests: 12

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

3. PERSONS WISHING TO BE HEARD

4. APPROVAL OF MINUTES – February 5, 2025

Moved by Saelens to approve the minutes of February 5, 2025.

Second by Ferguson.

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

No: None

Motion Carried (7-0)

5. PETITIONERS

5a. Rezoning of Joswick Property (7:03 p.m.)

Public Hearing/Motion – Recommendation to City Council for approval of rezoning from B-2, General Business District to R-1B, One-Family Residential District, or any other appropriate zoning district.

Mr. Cohen explained that this is a request from Castle Commercial Carpentry LLC to rezone a 15,950-square-foot vacant parcel (Sidwell No. 14-13-152-010) from B-2, General Business to R-1B, One-Family Residential District. The property is generally located at the northwest corner of Five Points Drive and Joswick Road.

The City's Master Plan depicts the parcel within the generalized border between residential and non-residential land use classifications. The plan was historically developed to be flexible, thus allowing the Planning Commission and City Council to address the zoning of property in these transition areas between land use classifications on a case-by-case basis. The subject parcel is too small to be developed with a viable commercial business.

Robert and Kathleen Neidzwiecki, Castle Commercial Carpentry LLC, 1787 W. Hamlin Road, Rochester Hills, MI 48307, were available to answer any questions the Commission had.

The Commission asked about the following:

1. Number of rental homes the applicant manages;
2. Rezoning from commercial to residential;
3. Size of home;
4. Whether there is a rendering of the floor plan;

The applicants explained that they currently own and manage seven houses, and this would be their eighth house. These residences tend to be occupied by long-term tenants. They are requesting the rezoning from commercial to residential because this piece is isolated from the rest of the commercially zoned area.

The applicants explained that the home will be a one-story with no basement, to fit into the surrounding neighborhood. It is an open floor plan, which provides a more spacious feeling. Mr. Neidzwiecki shared a rendering of the floor plan with the Commission.

(Mr. Ouellette arrived at 7:07 p.m.)

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

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

Moved by Shearer to recommend to City Council approval of the rezoning of Sidwell No. 14-13-152-010 from B-2, General Business District to R-1B, One-Family Residential District.

Second by Saelens.

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

5b. Alo's Sports Bar – 3315 Auburn Road (7:11 p.m.)

Public Hearing/Motion – Recommendation to City Council for Special Land Use Permit and Site Plan approval to renovate an existing building, improve the parking lot, and expand the existing outdoor seating area.

Mr. Lang explained that this is a request from Platon Rodriguez representing Alo's Sports Bar for a Special Land Use Permit and Site Plan approval to conduct a restaurant operation with outdoor seating at the vacant building at 3315 Auburn Road. The building is 6,371 square feet in size. The property is located at the northeast corner of Auburn Road and Parkways Blvd, and zoned D, Downtown District. The existing restaurant has a small outside seating area previously approved by the City Council in 2002. Alo's proposes enlarging this outdoor seating area and making significant façade and interior improvements to the building.

The expanded patio provides seating for approximately 104 individuals. Due to nuisance concerns associated with loud music near residential areas and the City park, outdoor speakers and other outdoor entertainment are not currently proposed for the outdoor seating area.

After evaluating several options with the applicant, staff recommend that the City Council allow the current outdoor seating configuration, which is physically separated from the building, to be implemented. This will support pedestrian thoroughfare and allow pedestrian traffic from Auburn Road to access the restaurant from the western side of the building.

The plan proposes removing eight existing parking spaces to improve site design, expand green space, and accommodate the expanded outdoor seating area. Downtown zoning does not require parking for this use; however, 33 spaces are provided with additional shared-use private parking to the east.

As part of this project, the property owner will abandon an existing water main running through the property. The City will work with the owner to reroute the water main within the existing Parkways Blvd. right-of-way.

Sal Lorenzano, DesignHaus, 3300 Auburn Road, Suite 300, Auburn Hills, MI 48326, and Nicholas Talmers, Talmers Auburn LLC, 555 Pleasant, Birmingham, MI 48009, were available to answer any questions the Commission had.

The Commission asked about the following:

1. The sidewalk separating the outdoor seating area from the building, allowing access to the public;
2. Lack of a canopy for sun screening;
3. Whether this property would be included in the proposed social district, if approved;
4. The history of the property;
5. Adequacy of parking.

Mr. Lang explained that the City ordinance requires that outdoor seating be attached to the building, but it can be separate at the discretion of the City Council. Mr. Saelens stated that he believes it cannot be set up so that it is accessible to people who are not patrons of the establishment. Mr. Lang stated that he would investigate this.

Mr. Lorenzano explained that umbrellas will be provided in the summer for the outdoor seating area.

Mr. Saelens expressed concern about the park's proximity if this property is included in the proposed social district. Mr. Cohen stated that any discussion of the proposed social district is premature as the City Council has not made any determination regarding the establishment of social districts.

Mr. Lorenzano explained that there will be a shared parking agreement with the other properties. Mr. Talmers stated that the shared parking nearby the restaurant and the overall downtown parking will be sufficient. Mr. Lang explained that when Rich & Associates conducted the parking study in 2024, this property was included as an eating establishment. Mr. Lang also stated that the parking deck, to be completed in 2026-2027, will add 117 spaces.

Mr. Talmers shared a historical perspective on the property and his current investment in the property.

Mr. Beidoun opened the public hearing at 7:27 p.m.

There being no public comments, Mr. Beidoun closed the public hearing at 7:28 p.m.

Moved by Pavlich to recommend to City Council approval of the Site Plan and Special Land Use Permit for Alo's Sports Bar – 3315 Auburn Road subject to the conditions of the City's Administrative Review Team. Second by MacMillan.

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

5c. 975 South Opdyke Self-Storage Redevelopment (7:29 p.m.)

Public Hearing/Motion – Recommendation to City Council for combined PUD Step One – Qualification/Step Two – Site Plan and Tree Removal Permit approval to construct a self-storage building addition and facility.

Mr. Cohen explained that this is a request from Etkin Real Estate Solutions for Planned Unit Development (PUD) Option approval to construct a 45,032-square-foot addition to the existing building located at the northeast corner of S. Opdyke Road and South Boulevard. The expanded building will be 149,865 square feet. The 13.37-acre site is zoned T&R, Technology and Research District. The new addition and part of the existing building totaling 107,613 square feet will be developed as a 702-unit, indoor, climate-controlled self-storage facility. The north 42,252 square feet of the building will continue to house automotive supplier Pierburg US LLC, which has been a tenant since 2008.

The building was initially constructed as a single-story Kmart retail store when it opened in November 1971. That store closed in November 1992. The building was converted into office space in the mid-1990s for GM University, EDS, and later a call center. The applicant has indicated that leasing office space is a challenge, with the widespread adoption of working from home significantly reducing the need for physical office space. Most R&D tenants looking for space today need high ceilings for lifts, cranes, racks, etc. Staff feel that this self-storage proposal provides a satisfactory solution for addressing reinvestment and utilization of the building and property, including the reduction of the parking lot surrounding the building.

The façade of the building will resemble a two-story technology building using high-end materials. The existing building will be painted to match the new addition. The applicant will add high-quality landscaping with additional green space and trees that exceed ordinance requirements.

This project will beautify the City's entrance at S. Opdyke Road and South Boulevard by removing excess parking lots and adding new trees, open space, and an updated prominent "Auburn Hills" gateway sign.

Josh Suardini, Etkin Management LLC, 150 W. 2nd Street, Suite 200, Royal Oak, MI 48067, was available to answer any questions the Commission had.

The Commission asked about the following:

1. Whether there will be a one-story or two-story addition;
2. Rental cost for storage units;
3. The possibility of adding a second story of storage units;
4. Signage;
5. Units with drive-in access;
6. Time of access;

Mr. Suardini explained that the building is two stories high and looks like a two-story building from the exterior, but it is only one story. The facility is completely climate-controlled, has card access only, and is equipped with security cameras. There is also a covered drop-off area between the two buildings.

Mr. Suardini stated that the size of the units ranges from 5'x5' to 10'x30' and rent for between \$80 and \$350/month. This facility will have 702 units, which the market will typically bear. The market would not bear adding more units beyond 702, so they have chosen not to add a second story of units.

Mr. Cohen explained that the building signage does not affect the entry signage that Etkin has agreed to install. Mr. Suardini stated that until a third-party manager is chosen for the facility, the signage's exact content is unknown. Mr. Cohen noted that the "Auburn Hills" entry signage on Opdyke Road will only have the City's logo and no additional facility signage. The applicant has agreed to install the entry signage as a net benefit to the City.

Mr. Suardini stated that nine units will have drive-in access for potential indoor vehicle storage. Access to the facility is typically limited to Monday-Friday, 9:00 a.m. to 6:00 p.m., Saturday 8:00 a.m. to 5:00 p.m., and closed on Sunday. The drive-in units would continue to have access during hours when the office is closed.

Mr. Beidoun opened the public hearing at 7:45 p.m.

Edward Magaña, 733 Provincetown Road, Auburn Hills, stated that he lives behind the subject property. His only concern is the parking lot lighting, and he requested that downward shielding be used. Mr. Suardini stated that no lighting will be on the east side, and shielding will be installed on the west side. Mr. Cohen also stated that all missing trees will be planted, and missing light poles will be reinstalled per Ordinance requirements.

There being no further public comment, Mr. Beidoun closed the public hearing at 7:48 p.m.

Moved by Saelens to recommend to City Council approval of the combined PUD Step One – Concept Plan and PUD Step Two – Site Plan and Tree Removal Permit for 975 South Opdyke Self Storage Redevelopment subject to the conditions of the City's Administrative Review Team.

Second by Ouellette.

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

No: None

Motion Carried (8-0)

5d. Text Amendment to the Zoning Ordinance (7:50 p.m.)

Public Hearing/Motion – Recommendation to City Council for approval of a text amendment to amend Article XII. T&R, Technology and Research Districts of the Zoning Ordinance.

Mr. Cohen explained that this revision to the Zoning Ordinance has been primarily drafted to give the City Council full control and discretion over approving multi-family residential developments in the T&R District. Currently, multi-family residential dwellings are allowed on sites over 10 acres in size, provided a Special Land Use Permit is granted. There are no multi-family residential developments in the T&R District today.

In recent years, staff have received inquiries regarding the adaptive reuse of underutilized office buildings and associated parking lots. This amendment is intended to allow the City Council to consider and allow housing proposals, with a preference toward owner-occupied condominiums, via the Planned Unit Development Option in the T&R District on a case-by-case basis.

This amendment also makes a minor formatting change to the requirements for the outside storage of vehicles and

removes stadiums and arenas from the zoning district since the GM VAA facility has replaced the Palace of Auburn Hills area.

Mr. Beidoun opened the public hearing at 7:56 p.m.

There being no public comments, Mr. Beidoun closed the public hearing at 7:57 p.m.

Moved by Ferguson to recommend to City Council approval of the enclosed Text Amendment to Article XII. T&R, Technology & Research Districts of the Zoning Ordinance.

Second by MacMillan.

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

6. UNFINISHED BUSINESS – None.

7. NEW BUSINESS

7a. Motion – Cancel the April 9, 2025 Auburn Hills Planning Commission Meeting

Moved by Ferguson to cancel the April 9, 2025 Auburn Hills Planning Commission Meeting.

Second by Saelens.

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

8. COMMUNICATIONS

Mr. Cohen stated that the Planning Commission will soon begin reviewing and amending the Master Plan, with the intent to complete the process by the end of the year.

9. NEXT SCHEDULED MEETING

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

10. ADJOURNMENT

There being no further business, Vice Chairperson Beidoun adjourned the meeting at 7:59 p.m.

Submitted by:

Susan McCullough, MiPMC III, CMC

Recording Secretary



CITY OF AUBURN HILLS

PLANNING COMMISSION AGENDA

MEETING DATE: MAY 7, 2025

AGENDA ITEM NO 5a.

COMMUNITY DEVELOPMENT

To: Chairperson Greg Ouellette and the Planning Commission
From: Steven J. Cohen, AICP, Director of Community Development
Submitted: May 1, 2025
Subject: Chillbox Corporate Headquarters
Public Hearing / Motion – Recommendation to City Council for Special Land Use Permit and Revised Site Plan Approval

INTRODUCTION AND HISTORY

This is a request from Aly Bazzi, representing 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 61,756 square foot building has been unoccupied since October 6, 2020.



A recent photo of the building from the parking lot adjacent to Walton Boulevard

In addition to the property's purchase price, Mr. Bazzi intends to spend approximately \$2 million renovating the building into the company's headquarters and addressing deferred maintenance items. The facility is anticipated to employ over 100 people. The site's redevelopment will place the currently tax-exempt property on the tax rolls.

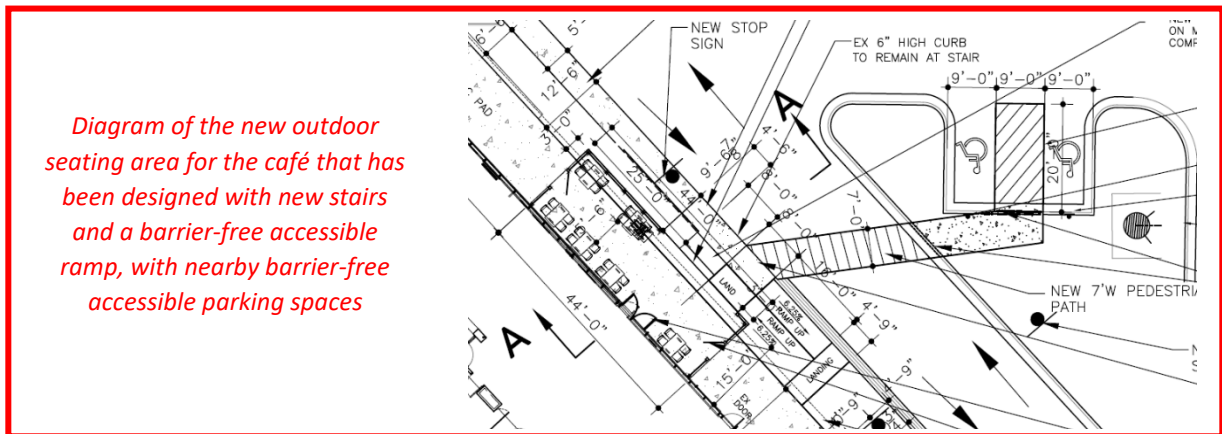
KEY ISSUES

1. Café with Outdoor Seating – First Floor

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 child care and multi-purpose use. The café will serve coffee and dessert items to Chillbox staff and visitors and be open to the general public.



Photo of the location of the proposed café and outside seating area



The new semi-covered patio seating area will accommodate up to 24 patrons. The existing elevated sidewalk directly abutting the building will be slightly enlarged, and new steps and a barrier-free accessible ramp will be provided for improved public access to the new café entrance/exit.

A four-foot-tall decorative fence will be added around the outside seating area to enclose the space and ensure the patrons' protection. Outdoor speakers are not currently proposed for the area. Staff will work with Mr. Bazzi to administratively permit small shrub and flower beds in the greenbelt adjacent to the new café entrance to add visual interest after the new site work is completed.

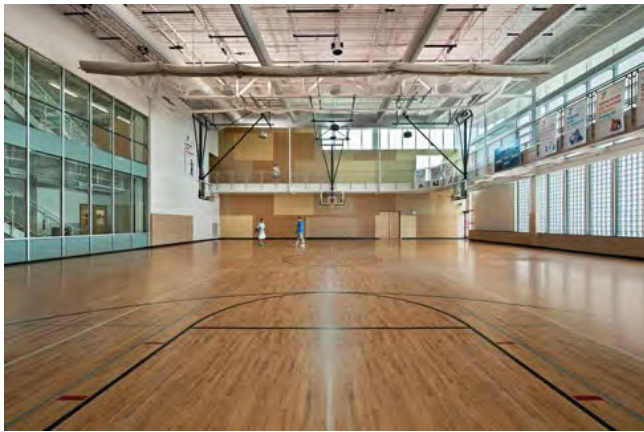


Rendering of the renovation of the former YMCA child care and multi-purpose space into a café

KEY ISSUES

2. Multi-Purpose Uses – First Floor

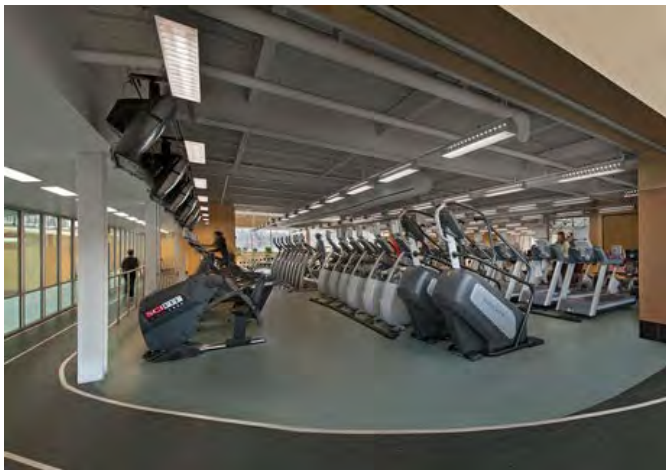
Mr. Bazzi plans to keep the gymnasium and locker rooms on the first floor “as is” for the company’s employees, visitors, and the Chillbox for Kids Foundation. The swimming pool will be removed and filled for safety and cost reasons, and converted into a multi-purpose room/exposition area. Staff discussed and brainstormed with Mr. Bazzi and his team about the potential for the first floor as a small banquet hall or rentable programable space, like 2Gather. Ultimately, Mr. Bazzi decided he did not want the building open to the public in that fashion. Instead, he would use the space for corporate and charitable foundation functions and potential office expansion space for employee growth. *It is noted that a Special Land Use Permit and Revised Site Plan would be required if Mr. Bazzi or a successor in interest ever desired to open the area for public assembly/space rental or any use that is not associated with or ancillary to corporate operations in the future.*



Photos of what the gym and pool on the first floor of the YMCA looked like before it was closed

3. Corporate Office Use – Second and Third Floors

Mr. Bazzi also envisions converting the second floor into a corporate office and training space for Chillbox. The YMCA originally programmed the area as a wellness center with a bridge to an aerobics room. 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.



Photos of what the second floor of the YMCA looked like before it was closed

KEY ISSUES (cont.)

Below are artist renderings of what the second and third floor corporate offices for Chillbox are envisioned to look like when renovations are completed.



Rendering of the renovation of the former second-floor wellness center and aerobics room into office space



Rendering of the renovation of the third floor into executive office space

STAFF RECOMMENDATION

Please be advised that the City's Administrative Review Team has reviewed this project and recommended approval.

Staff recommend Conditional Approval of the Special Land Use Permit request to allow for a cafe with an outdoor seating area and offer the following discretionary findings of fact:

1. The location of the use will not negatively impact adjacent areas, which are zoned residential to the west (across Joswick Road) and non-residential to the north, south, and east.
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.
6. The requirements of Section 902, Item 23 in the City's Zoning Ordinance will be met.

We recommend Conditional Approval of the Revised Site Plan and offer the following discretionary findings of fact:

1. The Site Plan contains sufficient basic information required by the Zoning Ordinance for a recommendation.
2. The requirements of Section 1815, Items 7A-7E of the Zoning Ordinance, can be met as follows:
 - a. All requirements and standards of the Zoning Ordinance and other City Ordinances can be met.
 - b. Safe, convenient vehicle and pedestrian ingress/egress have been depicted; primary vehicle access will be to Five Points Drive and Walton Boulevard through existing driveways.
 - c. Traffic circulation features within the site and the location of parking areas avoid common traffic problems and can promote safety.
 - d. A satisfactory and harmonious relationship will exist between the proposed development and the surrounding area.
 - e. The proposed use will not have an unreasonable, detrimental, or injurious effect upon the natural characteristics of the subject parcel or the adjacent area.
3. Based on the building's floor plan, 298 spaces are required, and 315 parking spaces will be provided.
4. The parking layout meets minimum requirements, and 12 barrier-free parking spaces are required and provided. Four van-accessible spaces will also be provided.
5. Building and parking setback requirements will be met.
6. Greenbelts are provided along Five Points Drive and Walton Boulevard.
7. Landscape requirements will be met, and calculations have been submitted.
8. A note indicates that exterior lighting shall meet the requirements of the Zoning Ordinance. Pole and wall-mounted lighting shall be shielded and directed downward. Lamp bulbs and lenses shall not extend below the light fixture shields. The existing light poles and light pole fixtures are proposed to remain.
9. A note indicates that signs shall meet the requirements of the Zoning Ordinance. A Special Land Use Permit was previously approved for the electronic changeable copy signs on the property. The existing signs shall be operated per the City's Zoning Ordinance requirements.
10. A note indicates that parking spaces shall be double-striped.
11. Ground-mounted and roof-mounted mechanical equipment will be screened.
12. A note indicates that there will be no pallet storage, overnight vehicles, or trailer storage.
13. Eight-foot pathways exist along Five Points Drive and Walton Boulevard. A complete streets pedestrian connection exists between the building and the pathway along Five Points Drive.
14. A Tree Removal Permit is not required. No trees are proposed to be removed. Any dead or damaged trees found after an inspection by the City's Woodland Consultant will be required to be replaced.

STAFF RECOMMENDATION (cont.)**Conditions:**

1. Bazco Holdings, LLC agrees to address all deferred maintenance and associated repairs at the building and property and obtain all necessary permits to comply with the YMCA's original approved Site Plan (March 18, 2002) and associated Revised Site Plan. The building shall not be occupied, and the café may not operate until all maintenance, repairs, and improvements are completed as determined by City staff and consultants.
2. Bazco Holdings, LLC agrees that a Building Permit and associated trade permits (e.g., electrical, mechanical, plumbing, fire suppression, etc.) will be required to reoccupy the building, including construction drawings with an updated building code analysis for the structure's new uses.
3. Bazco Holdings, LLC agrees to comply with the requirements of Section 2007. Performance Guarantees of the Zoning Ordinance.
4. Bazco Holdings, LLC agrees that the demolition of the pool in the existing natatorium will comply with the City's requirements and that the pool, including any below-grade walls, will be entirely removed.
5. Bazco Holdings, LLC agrees that the City's approval of the Revised Site Plan only permits the gym and multi-purpose room (former natatorium) to be utilized for the internal company and foundation-related activities. Public assembly/space rental, or any use not associated with or ancillary to corporate operations, is not authorized unless said use is granted and approved by the City Council via future application.
6. Bazco Holdings, LLC agrees to complete exterior maintenance, repairs, and improvements to the property by November 30, 2025, and the overall project by May 19, 2026.
7. The City's approval shall be based on Bazco Holdings, LLC representations, as documented in this report, submittal materials, and the public meeting minutes.

RECOMMENDED ACTION

Move 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.



AUBURN HILLS

Development Application

Project Name: Chilbox Corporate HQ

General Project Location: 3378 E. Walton Blvd.

Parcel Size: 11.28 acres Zoning: B-2

Sidwell Number(s): 14-13-126-015-019, 022

Project Description: Former Ymca

Building Size (sq. ft.): 63,701

City Use Only

Address:

3378 E Walton

Date Received:

4/10/25

Fees Paid:

6,339.00

SP #:

250008

SLU #(s):

250002

LD/LE/SUB #:

RZ #:

PUD #:

ZBA #:

Check requested review(s)

☒ Site Plan

☐ Tree Removal Permit

☒ Special Land Use Permit(s) outside seating for cafe

☐ Land Division

☐ Land Exchange

☐ Subdivision

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

☐ Rezoning _____ to _____

☐ ZBA Variance or Interpretation
(see supplemental application)

☐ Other _____

PTR: 250003

Applicant

Name: Bazco Holdings, LLC

Signature: Ben Bazco

Business Name and Address: Chilbox

30825 26 mile Rd

City: New Haven

State: MT

Zip Code: 48040

Phone Number: 586-531-6377

Fax Number: _____

Alt. Phone Number(s):

586-749-7444

Property Owner(s)

Name: Ymca of metro Detroit

Signature: Paul

Business Name and Address: Ymca

1401 Broadway

City: DETROIT

State: MT

Zip Code: 48213

Phone Number: 313-267-5300 x 339

(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

Bazco Holding LLC: Introduction and Project Overview

April 25, 2025

Bazco Holding LLC is the second-generation family organization of the Bazzi family, overseeing a diversified portfolio of businesses. The holding company comprises two key entities:

- **Bazco Oil** – A wholesale fuel distribution company dedicated to supplying independent business owners with reliable fuel solutions.
- **Chillbox** – Our independent Convenience store brand with a focus on innovation, which supports the **Chillbox for Kids Foundation**, which is committed to community enrichment.

The former YMCA building will primarily serve as the headquarters for Chillbox and the Chillbox for Kids Foundation. A small portion of the facility will also support Bazco Oil operations, including meetings for field teams and current or prospective clients.

Chillbox Convenience Stores: Fueled by Community

Chillbox Convenience Stores is more than just your neighborhood pit stop, we're a proud, family-owned business with deep roots and a big heart. Since our founding in 2015, we've expanded across Michigan with 40 thriving locations in cities like Ann Arbor, Chesterfield, Warren, Wixom, Ypsilanti, Farmington Hills, and many more.

At Chillbox, we're known for our wide selection of snacks, beverages, ready-to-eat meals, and fuel options—all served up with unbeatable value. But what truly sets us apart is our commitment to the communities we call home.

Explore our full list of locations at chillboxstore.com/locations.

The Heart of Chillbox: Giving Back Through the Chillbox for Kids Foundation

We're not just in the business of convenience—we're in the business of "giving back". Through the **Chillbox for Kids Foundation**, we invest in local programs that uplift and support the next generation. Here's how we're making a difference:

Chillbox Community Hero Mugs

We deliver special Hero Mugs monthly to local schools, police departments, and fire stations across Southeast Michigan. With unlimited free fill-ups of Chillbox coffee, ICEEs, or fountain drinks, these mugs are our heartfelt thanks to the everyday heroes who keep our communities safe and strong.

Sending Kids to Camp

In partnership with the Salvation Army Great Lakes Division, we help send kids from low-income families to summer camp. For one special week each year, all profits from ICEE and fountain drink sales go toward this life-changing initiative.

Angel Tree Holiday Program

Our partnership with the Salvation Army also extends to the holidays. Through the Angel Tree Program, we collect board games and gifts to ensure every child experiences the joy and magic of the season.

Coats for Kids

Winter warmth shouldn't be a luxury. That's why we team up with a local radio station to collect new coats, hats, and gloves for children in metro Detroit. Donations are accepted at all Chillbox locations, and every item helps a child stay warm during Michigan's coldest months.

Kids Club Reading Program

Reading is the key to opportunity. We support literacy in local schools with reading incentives: once students hit reading goals set by their teachers, they earn a certificate for a free personal pizza and small ICEE from Chillbox. This program is open to all schools, K–6.

School Sponsorships

We're proud sponsors of school athletic programs, providing donations that help fund everything from equipment to uniforms.

A New Chapter: Chillbox Headquarters Coming to Auburn Hills

We're thrilled to announce plans for our new headquarters at the former YMCA facility in Auburn Hills. This dynamic space will serve as the headquarters of Chillbox operations:

- **Second & Third Floors:** Renovated for our corporate and executive offices.
- **First Floor:** A vibrant café with outdoor seating—open to the public and perfect for Chillbox team gatherings.
- **Gym & Locker Rooms:** Preserved for foundation use and community programming.
- **Former Pool Area:** Reimagined as a multi-use room for company and foundation-related events and celebrations. These areas will not be made available for rent to the general public.

Our vision includes full exterior upgrades—parking, landscaping, sidewalks, signage, and more—all expected to be completed before we move in. The total investment in the site is estimated at \$2.0 million, reflecting our long-term commitment to Auburn Hills.

Construction will begin within 60 days of City Council approval. Exterior improvements/renovations are anticipated to be completed by **November 30, 2025**, and the project as a whole is expected to wrap up by **March 1, 2026**.

Chillbox is ready to bring new life to a beloved space and create new opportunities for the Auburn Hills community. We can't wait to be part of the neighborhood.



Planning Commission Public Notice

Meeting Date, Time, and Location:	Wednesday, May 7, 2025 at 7:00 p.m. City of Auburn Hills - City Council Chambers 1827 N. Squirrel Road, Auburn Hills, MI 48326
Project Name:	Chillbox Corporate Headquarters
General Property Location:	3378 E. Walton Boulevard (Sidwell Nos. 14-13-126-015-019, 022)
Applicant:	Aly Bazzi, Bazco Holdings – 586-531-6377
Nature of the Request:	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.
City Staff Contact:	Steven J. Cohen, AICP Director of Community Development - 248-364-6941

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

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

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



LOCATION MAP



April 28, 2025

To Whom It May Concern,

Aly Bazzi, CEO of Chillbox Convenience Stores, LLC, mailed 81 Citizen Participation letters on Monday, April 14, 2025. As of this date (4/28), no responses have been received.

Please let us know if further action is required or if you need additional details.

Best Regards,

Aly Bazzi

CEO- Chillbox Convenience Stores, LLC

Abazzi@bazcooil.com



April 10, 2025

Re: Proposed Chillbox Headquarters
Citizen Participation Letter
3378 E. Walton Boulevard, Auburn Hills, MI 48326

Dear Neighbor:

In accordance with the City of Auburn Hills Citizen Participation Ordinance, we are notifying you that our company, Bazco Holdings LLC, has applied to the City of Auburn Hills for the proposed reuse and remodel of the former North Oakland Family YMCA facility located at 3378 E. Walton Boulevard. The facility has been unoccupied since the YMCA permanently closed on October 6, 2020.

Bazco Holdings LLC has been a family-owned company since 1989. We operate a convenience store chain called Chillbox Convenience Stores. Our company currently operates 40+ Chillbox Convenience Stores throughout Southeast Michigan, proudly serving the communities in which they operate. Please visit our website, Chillboxstores.com, to learn more about our organization.

Upon approval from the Planning Commission and City Council, we intend to remodel the former 63,701-square-foot recreational facility into a state-of-the-art office building called Chillbox HQ. This building will serve as the headquarters for our 100+ Chillbox Employees. Additionally, we will add a small ancillary retail store/café with an attractive outside seating area on the east side of the building. The café will serve coffee and dessert items to our staff and visitors and be open to the public.

Our plans include converting the 2nd and 3rd floors of the building into office space for our 100+ employees. On the first floor, we intend to keep the gymnasium and locker rooms but will fill in the swimming pool. The filled swimming pool and gym will be used as a multi-purpose space for company social events, activities, and Chillbox Foundation for Kids initiatives. The Chillbox Foundation for Kids is our charitable organization that assists and empowers children in the communities we serve by providing access to essential resources, education support, and enriching opportunities. If needed, the multi-purpose areas could be converted into additional office space as our company continues to grow and expand.

We are excited and feel privileged to be in a position to bring new life to the property and beautify it by addressing all deferred maintenance issues inside and outside the building. We desire to make the property not only our new corporate home but also a showpiece for the community once again.

The City of Auburn Hills Planning Commission is scheduled to review the development application on Wednesday, May 7, 2025. If you have any questions, concerns, or comments, please do not hesitate to contact me directly at 586-531-6377. If you wish to talk to a City Representative, please contact Steve Cohen, Director of Community Development, at 248-364-6941.

Sincerely,

A handwritten signature in black ink, appearing to read "Aly Bazzi".

Aly Bazzi
CEO-Chillbox Convenience Stores, LLC

Below are artist renderings of our vision for repurposing the building.



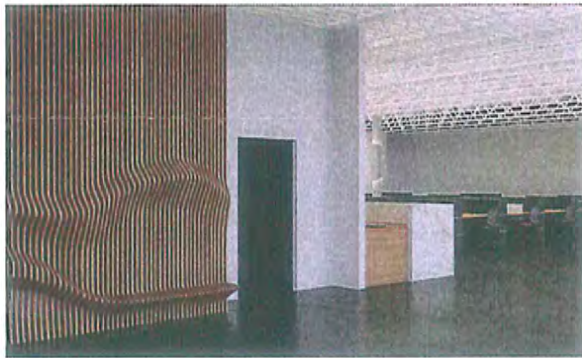
SECOND FLOOR MEETING ROOM

'stixels



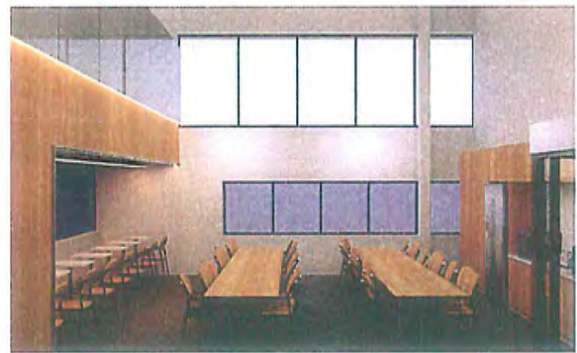
SECOND FLOOR KITCHEN

'stixels



SECOND FLOOR WORKSPACE

'stixels



SECOND FLOOR KITCHEN

'stixels



SECOND FLOOR MEETING ROOM

'stixels



SECOND FLOOR WORKSPACE

'stixels



SECOND FLOOR WORKSPACE

'stixels

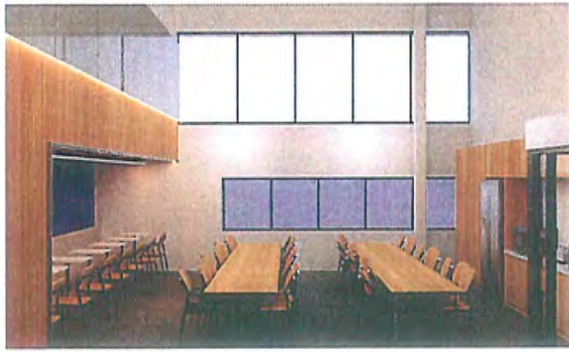


SECOND FLOOR WORKSPACE

'stixels

Reverse For Additional Pictures

Below are artist renderings of our vision for repurposing the building.



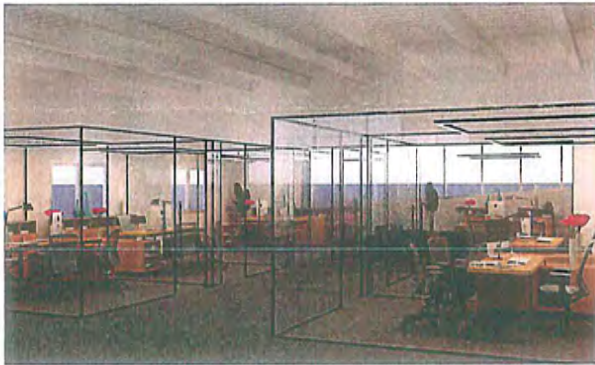
SECOND FLOOR KITCHEN

'stixels



3RD FLOOR HEADQUARTER

'stixels



3RD FLOOR HEADQUARTER

'stixels



3RD FLOOR HEADQUARTER

'stixels



3RD FLOOR HEADQUARTER

'stixels



FIRST FLOOR COFFEE SHOP PROPOSAL

'stixels



FIRST FLOOR COFFEE SHOP PROPOSAL

'stixels



FIRST FLOOR COFFEE SHOP PROPOSAL

'stixels

NEW CHILLBOX HEADQUARTERS

AUBURN HILLS MI

BRIEF COMPANY DESCRIPTION

Bazco Holding LLC is a second-generation family business overseeing a diverse portfolio, including Bazco Oil—a wholesale fuel distributor—and Chillbox, an independent convenience store brand. The former YMCA building in Auburn Hills is being repurposed as the new headquarters for Chillbox and the Chillbox for Kids Foundation, with limited space dedicated to Bazco Oil meetings and operations.

Chillbox Convenience Stores, founded in 2015, has grown to 40 locations across Michigan. Known for affordable snacks, meals, and fuel, Chillbox stands out for its community-first approach. Through the Chillbox for Kids Foundation, the company supports a variety of charitable programs such as Hero Mugs for first responders, summer camp funding, holiday gift drives winter clothing collections, reading incentives for students, and school sponsorships.

The New Auburn Hills Headquarters will include corporate offices, a public café, Gym and locker rooms, and a multipurpose room for foundation and company use. With a \$2 million investment, renovations will feature full exterior upgrades and are expected to be completed by March 2026. Chillbox looks forward to revitalizing the space and deepening its community impact in Auburn Hills.

SCOPE OF WORK

1 – SITE WORK

- EXTEND EXISTING EXTERIOR PAD FOR EXTERIOR SEATING FOR THE NEW CAFE
- NEW RAILING AROUND THE PROPOSED EXTERIOR SEATING
- NEW ACCESSIBLE RAMP AND STAIR TO HE EXTERIOR SEATING
- REWORK EXISTING 3 PARKING STALLS TO FORM TWO ACCESSIBLE PARKING
- NEW PEDESTRIAN PATCH FROM THE ACCESSIBLE PARKING TO THE NEW EXTERIOR SEATING AND THE NEW CAFE

2 – EXISTING FIRST FLOOR

- CONVERT THE EXISTING NATATORIUM TO NEW MUTLI-PURPOSE ROOM/AREA
- CONVERT EXISTING AQUATICS DIRECTOR OFFICE AND EXISTING SHOWERS ROOM INTO DELIVERY AREA FOR READY TO EAT SNACKS AND REFRESHMENT DRINKS.
- FROM THE EXISTING NATATORIUM, REMOVE EXISTING SLIDES ,STAIRS AND DIVING BOARDS
- BACKFILL EXISTING SWIMMING POOL AND SLIDING POOL WITH CONCRETE FLOOR FINISH
- NEW CAFE WITH INTERIOR AND EXTERIOR SEATING IN THE EXISTING CHILD WATCH/EXISTING MULTI PURPOSE ROOM/EXISTING TEACHING KITCHEN AND EXISTING FAMILY CENTER

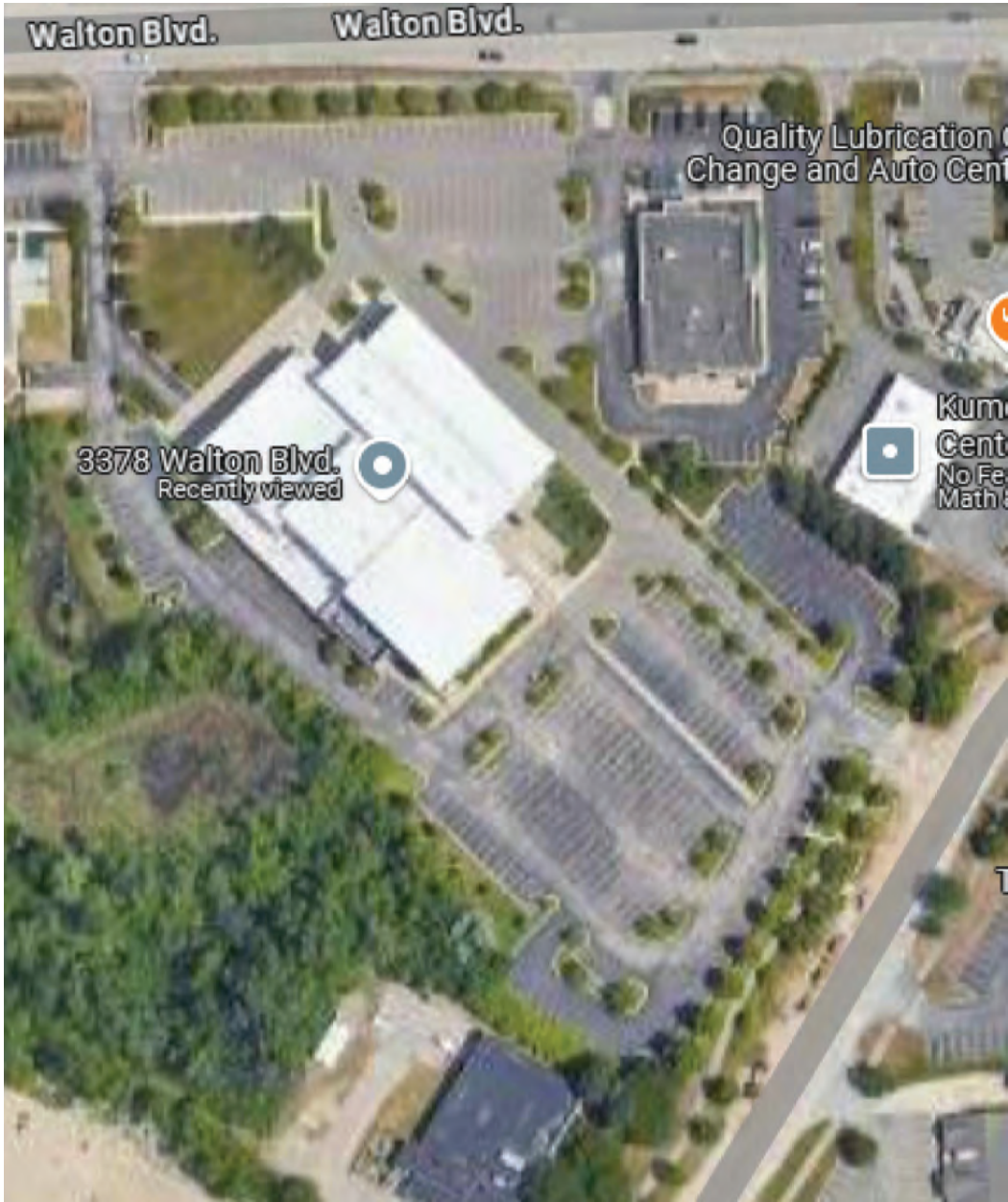
3 – EXISTING SECOND FLOOR

- CONVERT EXISTING AEROBICS INTO CONFERENCE ROOM
- CONVERT EXISTING SPINNING ROOM INTO TRAINING ROOM
- CONVERT STAFF ROOM TO NEW CAFETERIA AND DELI
- CONVERT EXISTING TREADMILL AREA TO OFFICE CUBICLE.

4 – EXISTING THIRD FLOOR

- CONVERT EXISTING OPEN OFFICE INTO NEW EXECUTIVE OFFICES. NEW WALLS AND BATHROOM

- ADDRESS ALL DEFERRED MAINTENANCE AND ASSOCIATED REPAIRS AND OBTAIN ALL NECESSARY PERMITS TO COMPLY WITH THE FORMER YMCA SITE PLAN AND THIS REVISED SITE PLAN

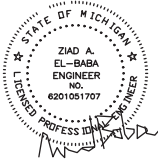


KEY PLAN – SITE



SHEET INDEX

I-1	COVER SHEET
SP-1	EXISTING SITE PLAN
SP-1	MODIFIED SITE PLAN
SP-3	PROPOSED EXTERIOR SEATING
A-1	EXISTING FIRST FLOOR PLAN
A-2	MODIFIED FIRST FLOOR PLAN
A-3	MULTI PURPOSE AREA
A-4	EXISTING SECOND FLOOR PLAN
A-5	MODIFIED SECOND FLOOR PLAN
A-6	EXISTING THIRD FLOOR PLAN
A-7	MODIFIED FIRST FLOOR PLAN
A-8	BUILDING SECTIONS
A-9	ELEVATIONS



ZIAD EL-BABA
ENGINEERING

674 GAUTHIER
TECUMSEH ONTARIO
N8N3P8 CANADA
CELL : 313-938-8767
CELL - 519-796-9882

DATE	REV. NO.	ISSUED FOR
APR.22.25		SITE PLAN
APR.30.25		SITE PLAN

Project:
INTERIOR RENOVATION
3378 E WALTON
AUBURN HILLS MI
OWNER
CHILLBOX HEADQUARTERS
30825 26 Mile Rd
New Haven, MI 48048

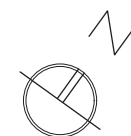
Drawing Title:
COVER SHEET

Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.

I-1

This site plan illustrates the existing conditions for a proposed development. The central feature is the "EXISTING THREE STORY BUILDING". To its north are two parking lots: one with "EXISTING 94 SPACES" and another labeled "NO PARKING FIRELANE SIGN". To the west of the building is a larger parking lot with "EXISTING 20 SPACES" and a "RIDGE" area. To the east is a "WORK AREA" and another parking lot with "EXISTING 202 SPACES". The plan includes various annotations such as "DO NOT ENTER WRONG WAY SIGN", "CROSSING SIGN", "STOP SIGN", and "NO PARKING FIRELANE SIGN" at multiple locations. Specific infrastructure like "23.5 PVC PIPE", "48'-6\" AHS TRUSS PIPE", and "23' x 10' CONCRETE PAD" are noted near the building. Elevation points (e.g., 942, 941, 940) are shown along the western boundary. A north arrow and scale bar ("SCALE: 1\" = 40'-0\"") are located in the bottom right corner.



SCALE: 1" = 40'-0"

674 GAUTHIER
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N8N3P8 CANADA
CELL -313-938-8767
CELL -519-796-9882

DATE	REV. NO.	ISSUED FOR
APR.4.25		SITE PLAN
APR.22.25		SITE PLAN
APR.30.25		SITE PLAN

Project:
INTERIOR RENOVATION
3378 E WALTON
AUBURN HILLS MI

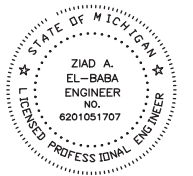
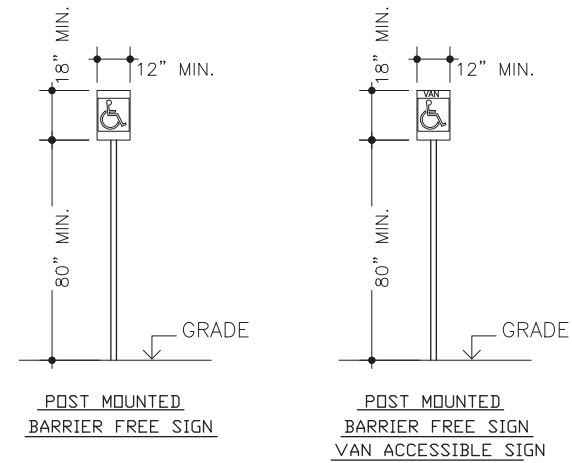
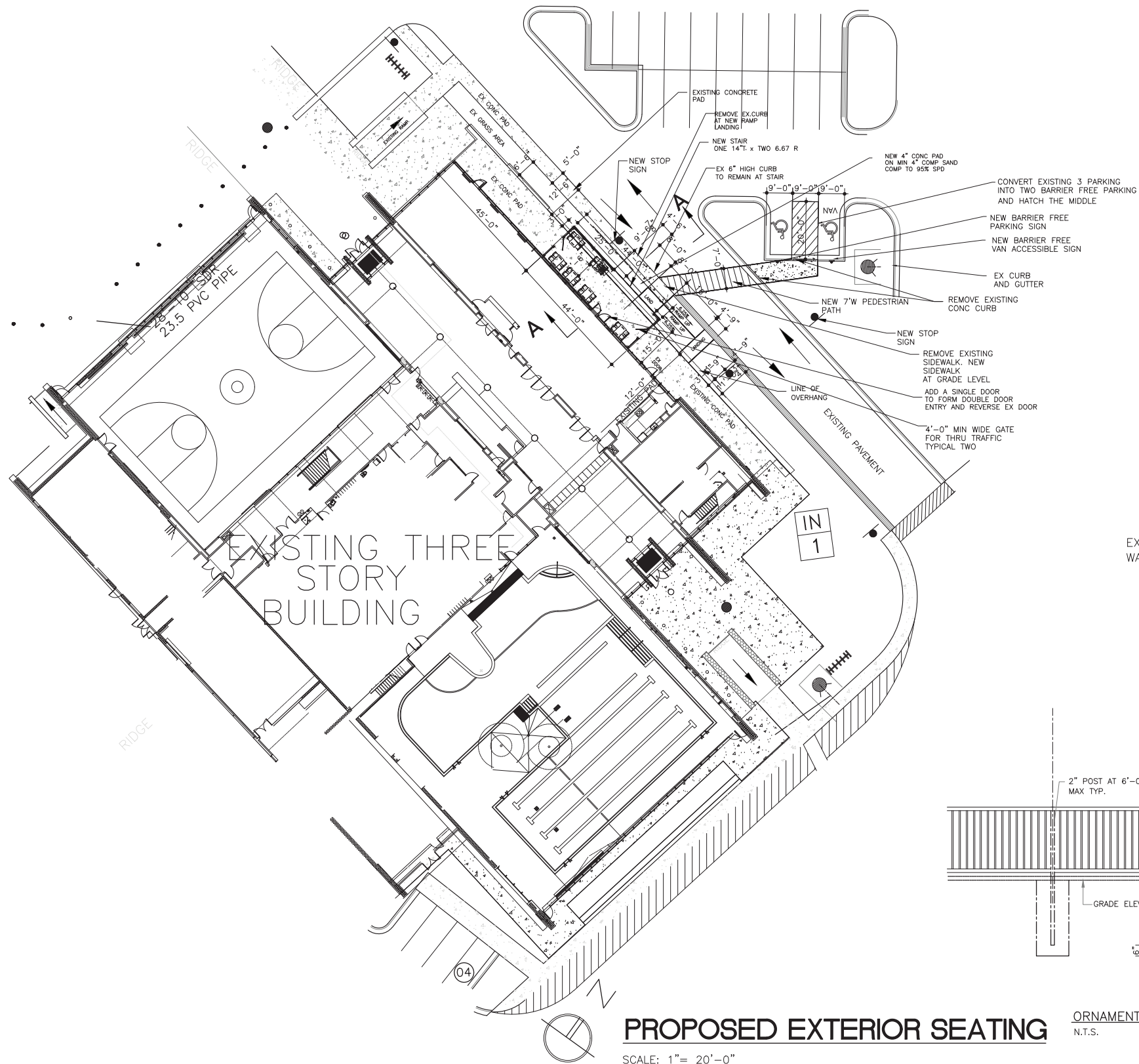
CLIENT
CHILLBOX HEADQUARTERS
30825 26 Mile Rd
New Haven, MI 48048

Drawing Title:
EXISTING SITE PLAN

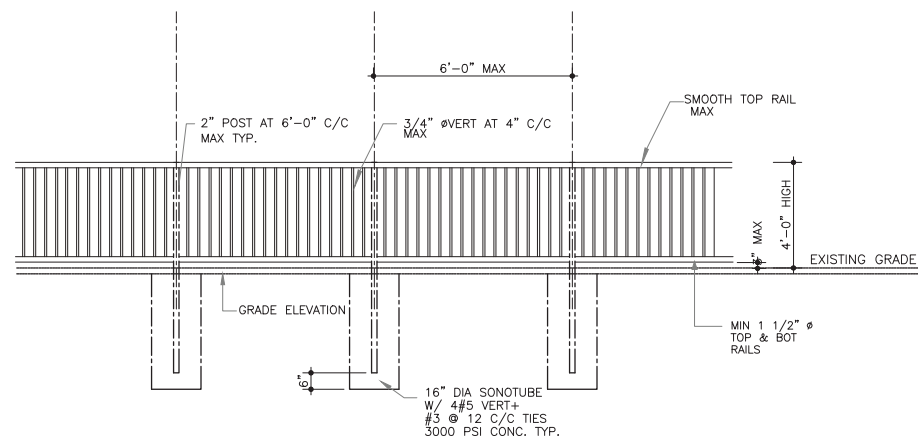
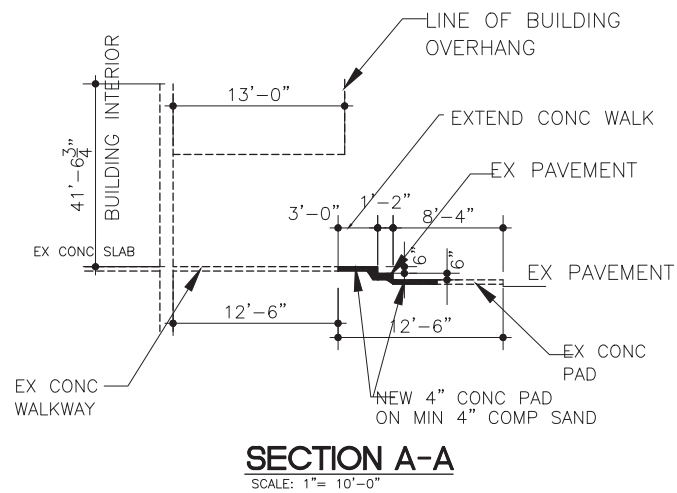
Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.

SP-1



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CELL :519-796-9882



PROPOSED EXTERIOR SEATING
SCALE: 1"= 20'-0"

ORNAMENTAL FENCE ELEVATION
N.T.S.

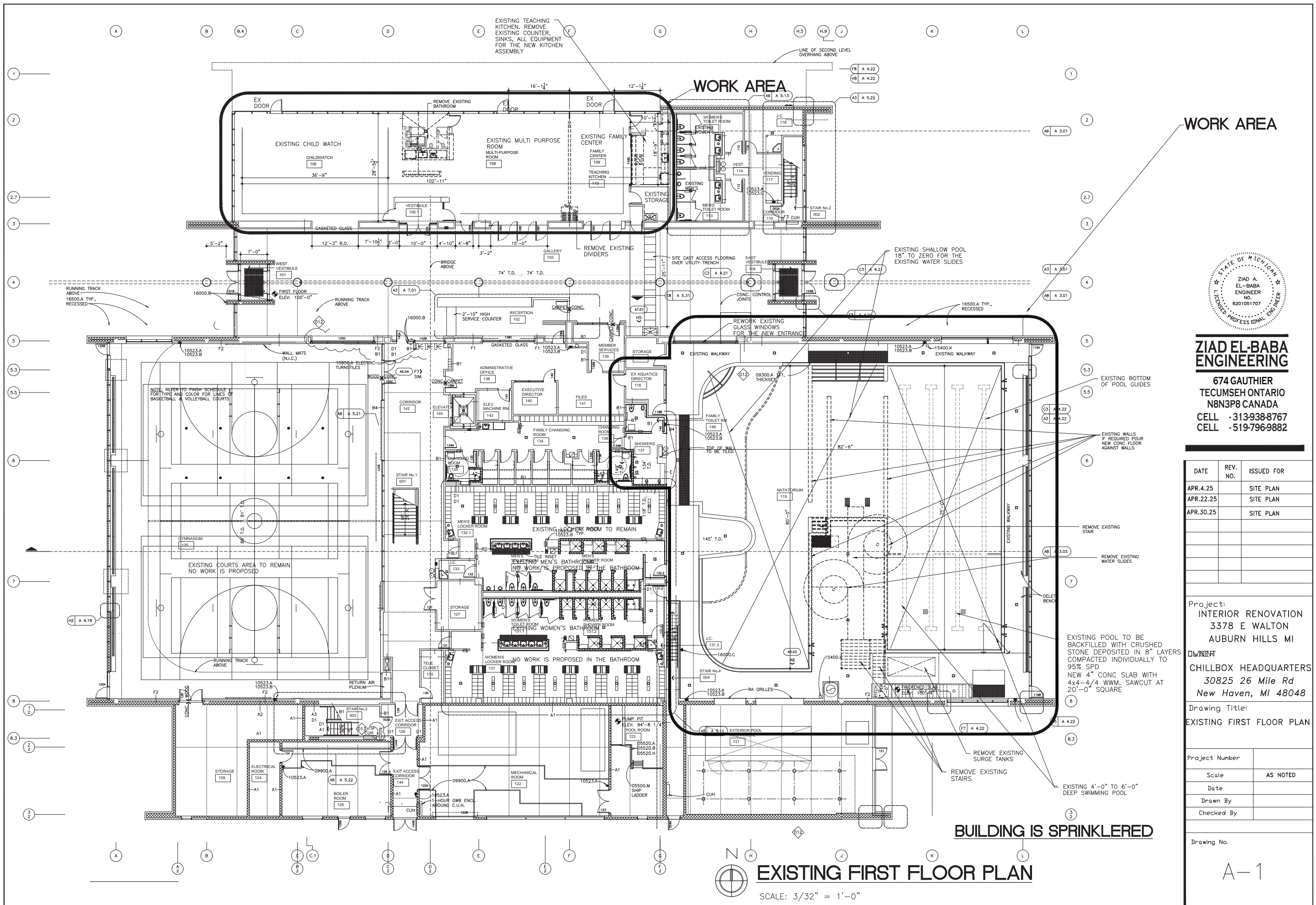
DATE	REV. NO.	ISSUED FOR
APR.4.25		SITE PLAN
APR.22.25		SITE PLAN
APR.30.25		SITE PLAN

Project:
INTERIOR RENOVATION
3378 E WALTON
AUBURN HILLS MI

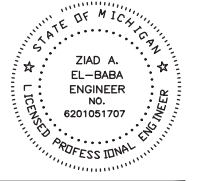
CLIENT
CHILLBOX HEADQUARTERS
30825 26 Mile Rd
New Haven, MI 48048

Drawing Title: EXTERIOR SEATING	
Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.
SP-3



WORK AREA



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N8N3P8 CANADA
CELL :313-938-8767
CELL :519-796-9882

DATE	REV. NO.	ISSUED FOR
APR.4.25		SITE PLAN
APR.22.25		SITE PLAN
APR.30.25		SITE PLAN

Project:
INTERIOR RENOVATION
3378 E WALTON
AUBURN HILLS MI

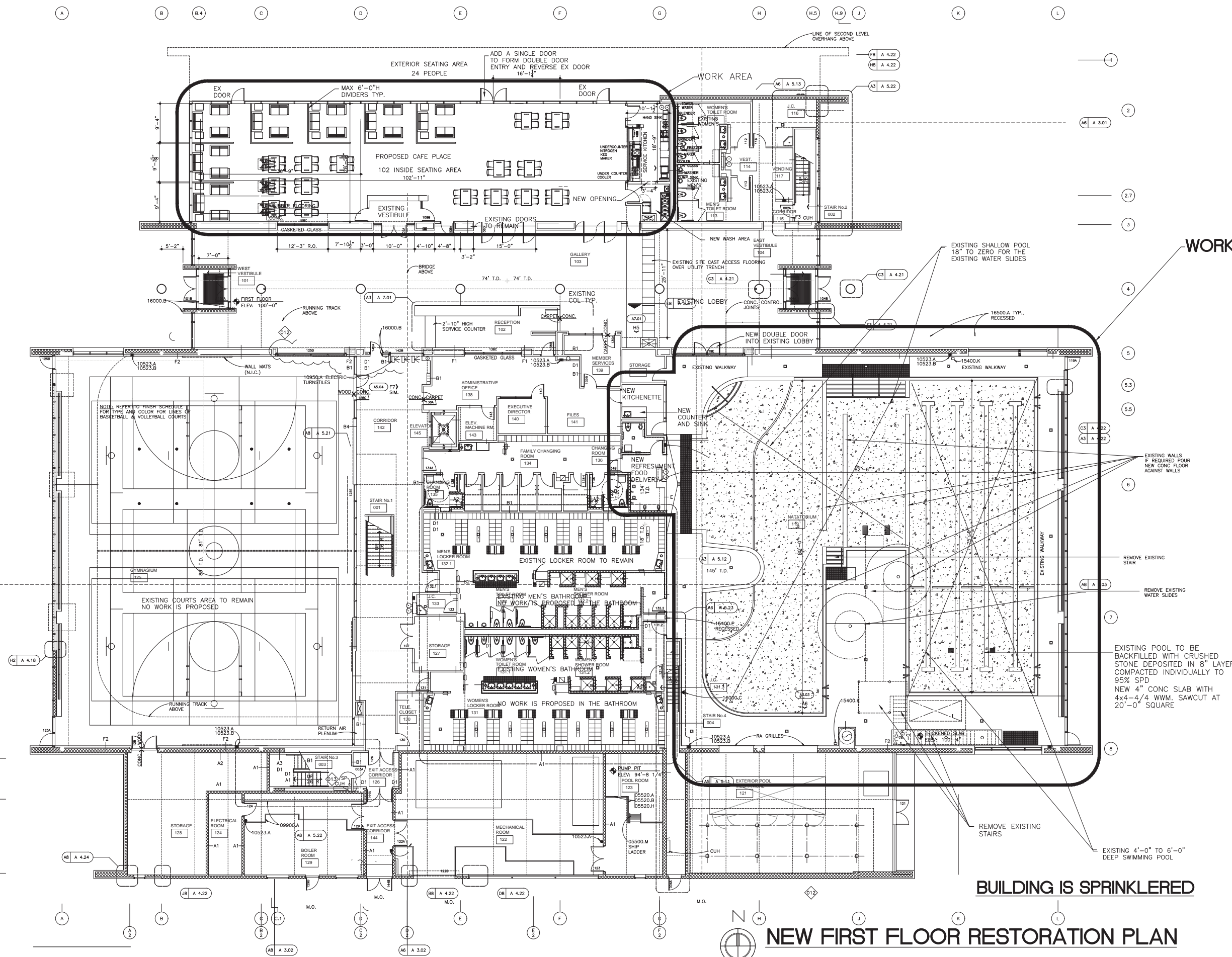
CHILLBOX HEADQUARTERS
30825 26 Mile Rd
New Haven, MI 48048

Drawing Title:
EXISTING FIRST FLOOR PLAN

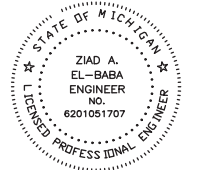
Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.

A-1



WORK AREA



**ZIAD EL-BABA
ENGINEERING**

674 GAUTHIER
TECUMSEH ONTARIO
N8N3P8 CANADA
CELL :313-938-8767
CELL :519-796-9882

DATE	REV. NO.	ISSUED FOR
APR.4.25		SITE PLAN
APR.22.25		SITE PLAN
APR.30.25		SITE PLAN

Project:
INTERIOR RENOVATION
3378 E WALTON
AUBURN HILLS MI
CLIENT
CHILLBOX HEADQUARTERS
30825 26 Mile Rd
New Haven, MI 48048

Drawing Title:
MODIFIED FIRST FLOOR PLAN

Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.

A-2

NEW FIRST FLOOR RESTORATION PLAN

SCALE: 3/32" = 1'-0"

BUILDING IS SPRINKLERED

EXISTING POOL TO BE
BACKFILLED WITH CRUSHED
STONE DEPOSITED IN 8" LAYERS
COMPACTED INDIVIDUALLY TO
95% SPD
NEW 4" CONC SLAB WITH
4x4-4/4 WWM. SAWCUT AT
20'-0" SQUARE

EXISTING 4'-0" TO 6'-0"
DEEP SWIMMING POOL

REMOVE EXISTING
STAIR

REMOVE EXISTING
WATER SLIDES

EXISTING SHALLOW POOL
18" TO ZERO FOR THE
EXISTING WATER SLIDES

NOTE: REFER TO FINISH SCHEDULE
FOR TYPE AND COLOR FOR LINES OF
BASKETBALL & VOLLEYBALL COURTS

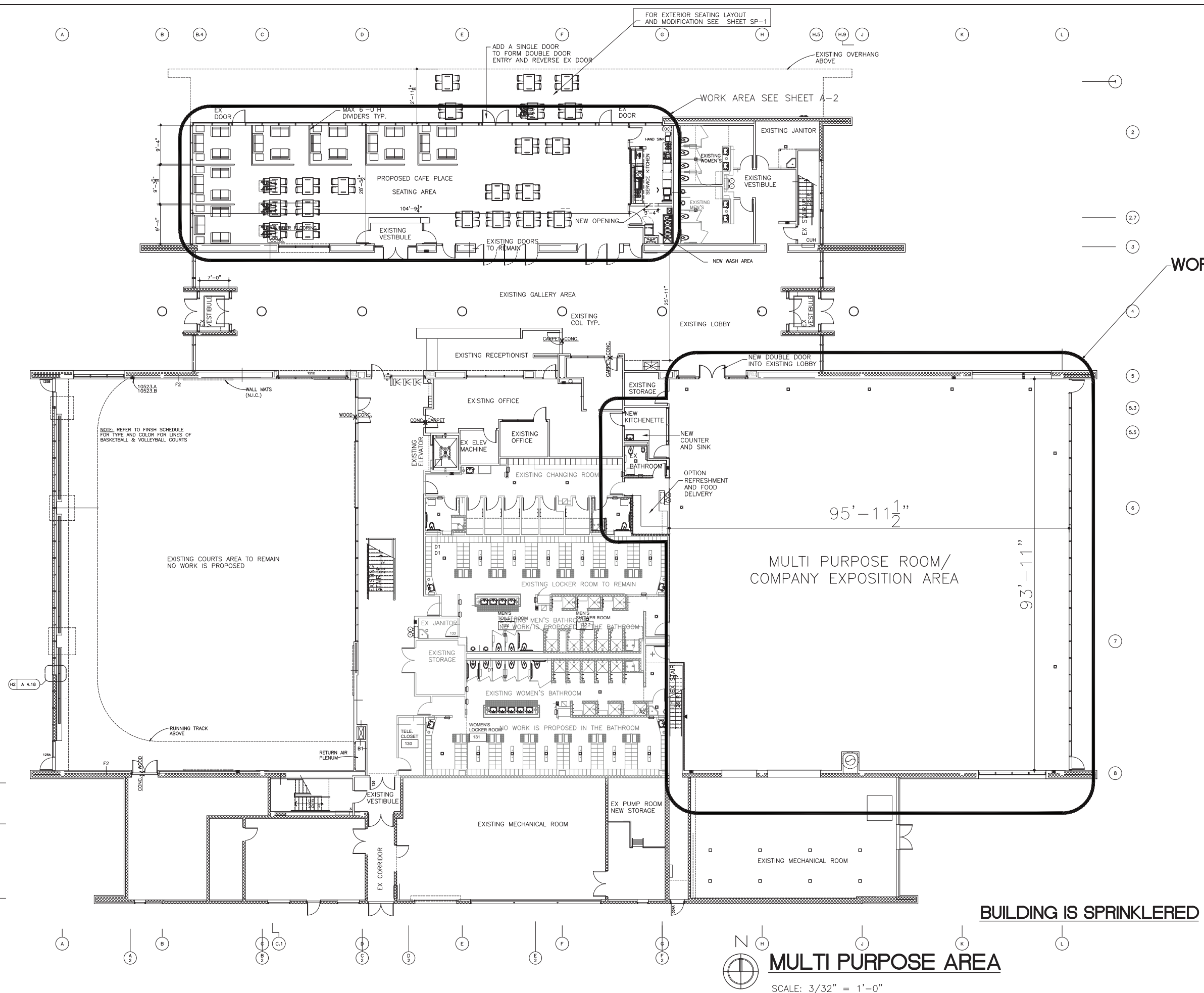
EXISTING COURTS AREA TO REMAIN
NO WORK IS PROPOSED

EXISTING LOCKER ROOM TO REMAIN

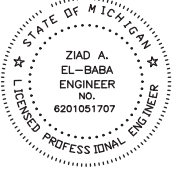
EXISTING MEN'S BATHROOM
NO WORK IS PROPOSED IN THE BATHROOM

EXISTING WOMEN'S BATHROOM
NO WORK IS PROPOSED IN THE BATHROOM

EXISTING WOMEN'S LOCKER ROOM
NO WORK IS PROPOSED IN THE LOCKER ROOM



WORK AREA



**ZIAD EL-BABA
ENGINEERING**

674 GAUTHIER
TECUMSEH ONTARIO
N8N3P8 CANADA
CELL .313-938-8767
CELL .519-796-9882

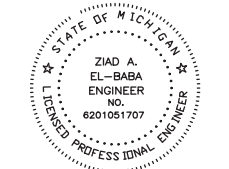
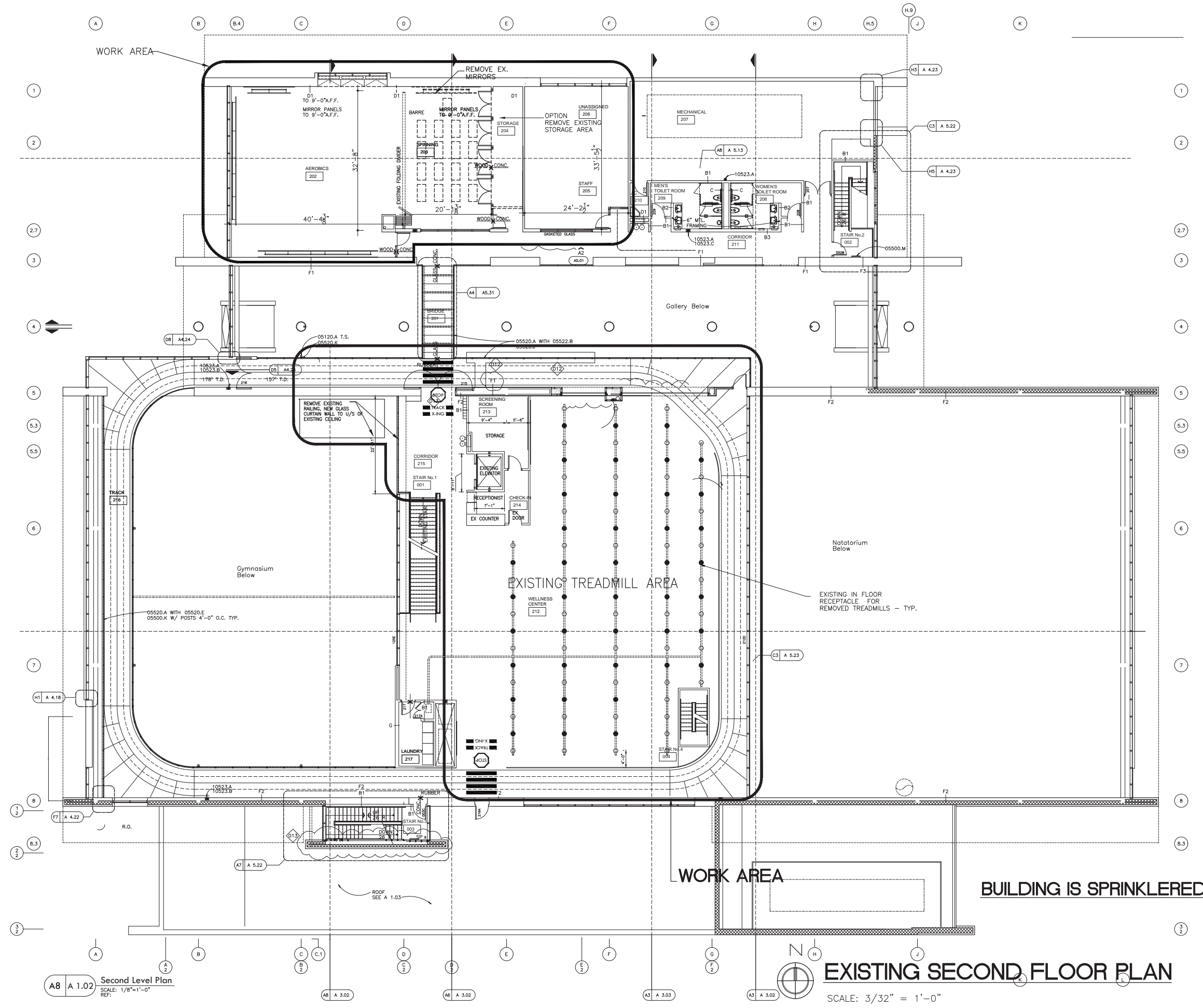
DATE	REV. NO.	ISSUED FOR
APR.4.25		SITE PLAN
APR.22.25		SITE PLAN
APR.30.25		SITE PLAN

Project:
INTERIOR RENOVATION
3378 E WALTON
AUBURN HILLS MI
CLIENT
CHILLBOX HEADQUARTERS
30825 26 Mile Rd
New Haven, MI 48048

Drawing Title:
MULTI PURPOSE AREA

Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.
A-3



**ZIAD EL-BABA
ENGINEERING**

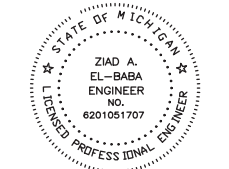
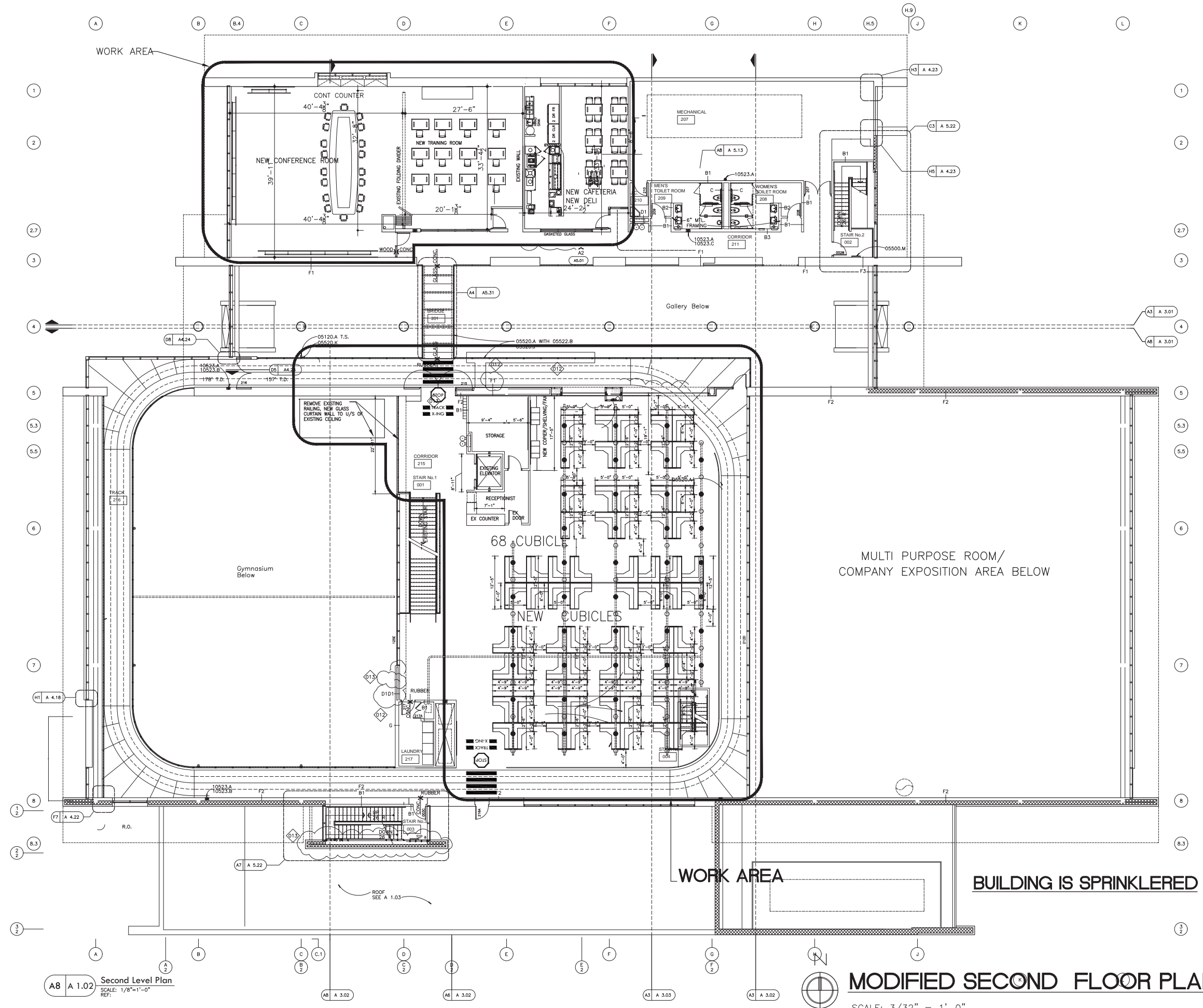
674 GAUTHIER
TECUMSEH ONTARIO
N8N3P8 CANADA
CELL .313-938-8767
CELL .519-796-9882

DATE	REV. NO.	ISSUED FOR
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APR.22.25		SITE PLAN

Project:
INTERIOR RENOVATION
3378 E WALTON
AUBURN HILLS MI
CLIENT
CHILLBOX HEADQUARTERS
30825 26 Mile Rd
New Haven, MI 48048
Drawing Title:
EXISTING 2ND FLOOR PLAN

Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.
A-4



**ZIAD EL-BABA
ENGINEERING**

674 GAUTHIER
TECUMSEH ONTARIO
N8N3P8 CANADA
CELL :313-938-8767
CELL :519-796-9882

DATE	REV. NO.	ISSUED FOR
APR.4.25		SITE PLAN
APR.22.25		SITE PLAN

Project:
INTERIOR RENOVATION
3378 E WALTON
AUBURN HILLS MI
CLIENT
CHILLBOX HEADQUARTERS
30825 26 Mile Rd
New Haven, MI 48048

Drawing Title:
MODIFIED 2ND FLOOR PLAN

Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

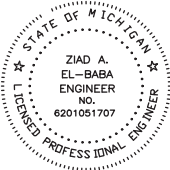
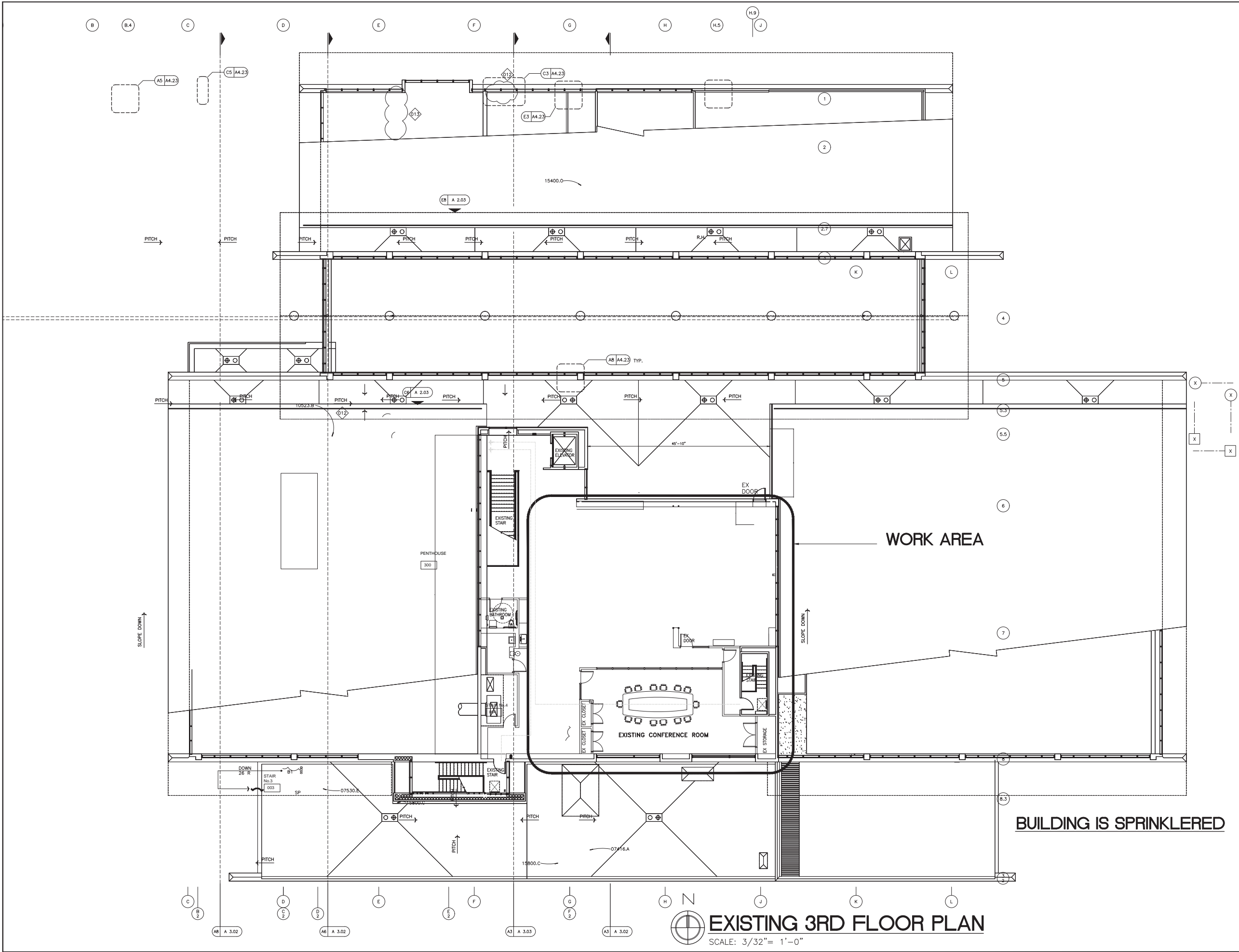
Drawing No.

A-5

A8 A 1.02 Second Level Plan
SCALE: 1/8"=1'-0"
REF:

MODIFIED SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"



**ZIAD EL-BABA
ENGINEERING**

674 GAUTHIER
TECUMSEH ONTARIO
N8N3P8 CANADA
CELL .313-938-8767
CELL .519-796-9882

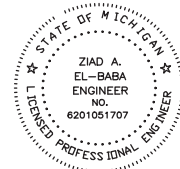
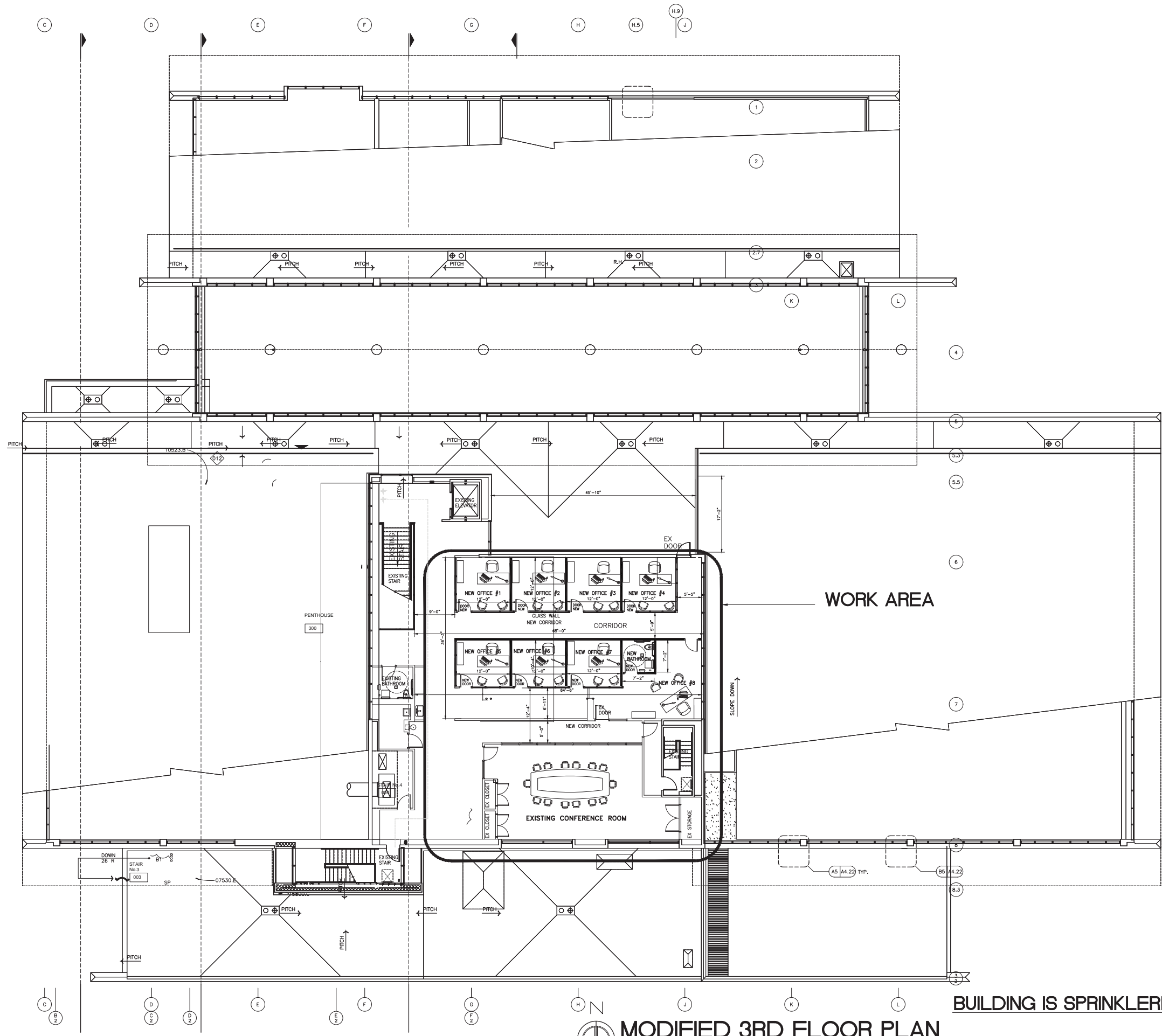
DATE	REV. NO.	ISSUED FOR
APR.4.25		SITE PLAN
APR.22.25		SITE PLAN

Project:
INTERIOR RENOVATION
3378 E WALTON
AUBURN HILLS MI
~~OW/RENT~~
CHILBROOK HEADQUARTERS
~~30000 R6 HWY 16~~
New Haven, MI 48048

Drawing Title:
EXISTING 3RD FLOOR PLAN

Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.
A-6



**ZIAD EL-BABA
ENGINEERING**

674 GAUTHIER
TECUMSEH ONTARIO
N8N3P8 CANADA
CELL .313-938-8767
CELL .519-796-9882

DATE	REV. NO.	ISSUED FOR
APR.4.25		SITE PLAN
APR.22.25		SITE PLAN

Project:
INTERIOR RENOVATION
3378 E WALTON
AUBURN HILLS MI
CLIENT
CHILLBOX HEADQUARTERS
30825 26 Mile Rd
New Haven, MI 48048
Drawing Title:
MODIFIED 3RD FLOOR PLAN

Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

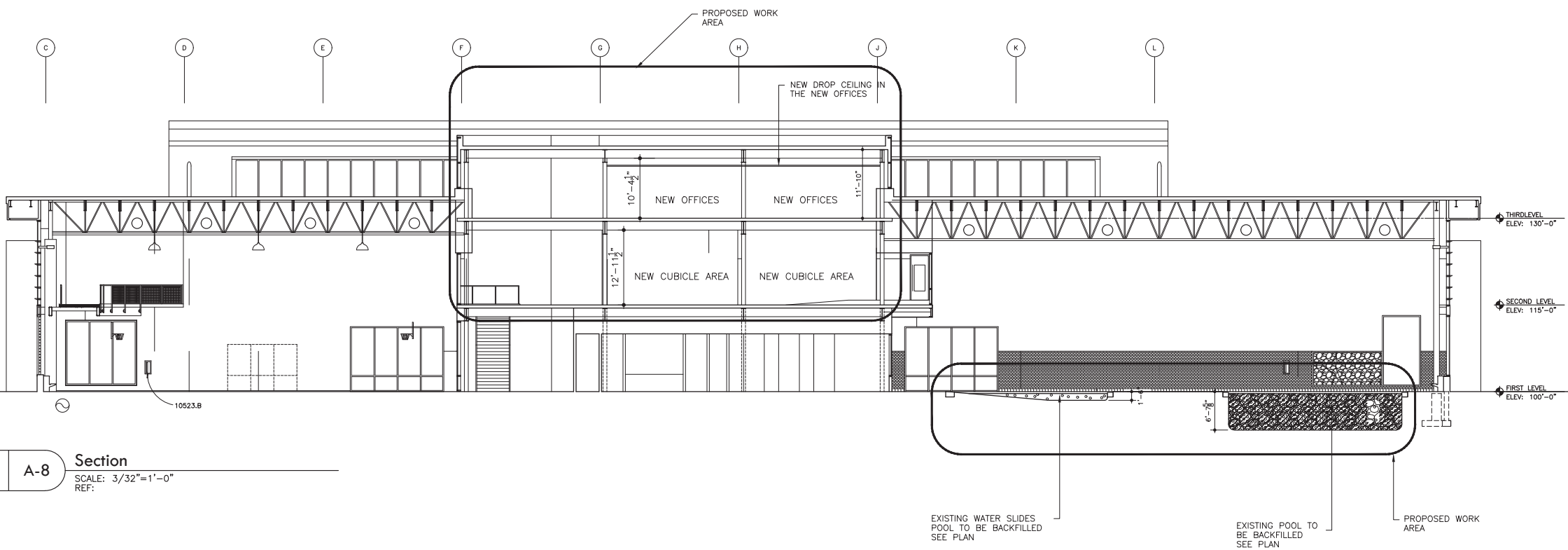
Drawing No.

A-7

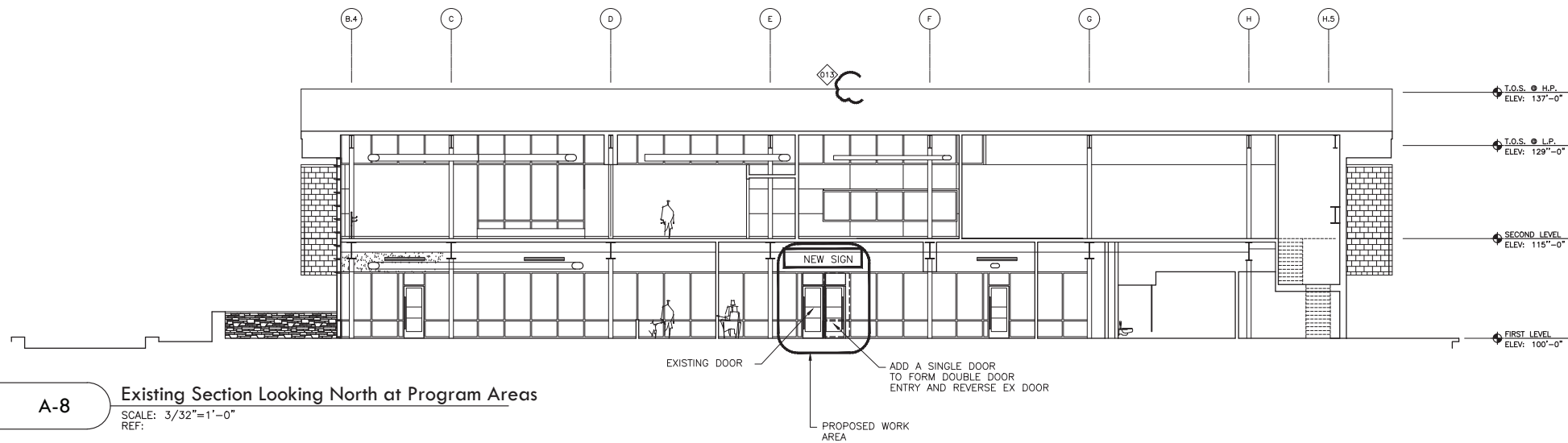


MODIFIED 3RD FLOOR PLAN
SCALE: 3/32" = 1'-0"

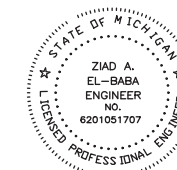
BUILDING IS SPRINKLERED



A-8 Section
SCALE: 3/32"=1'-0"
REF:



A-8 Existing Section Looking North at Program Areas
SCALE: 3/32"=1'-0"
REF:



**ZIAD EL-BABA
ENGINEERING**

674 GAUTHIER
TECUMSEH ONTARIO
N8N3P8 CANADA
CELL .313-938-8767
CELL .519-796-9882

DATE	REV. NO.	ISSUED FOR
APR.4.25		SITE PLAN
APR.22.25		SITE PLAN
APR.30.25		SITE PLAN

Project:
INTERIOR RENOVATION
3378 E WALTON
AUBURN HILLS MI

CLIENT
CHILLBOX HEADQUARTERS
30825 26 Mile Rd
New Haven, MI 48048

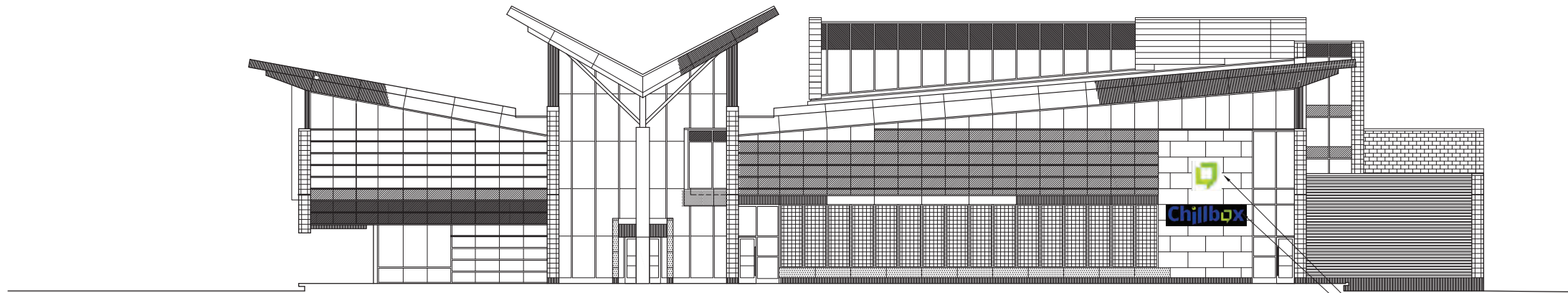
Drawing Title:
BUILDING SECTIONS

Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.

A-8

BUILDING IS SPRINKLERED



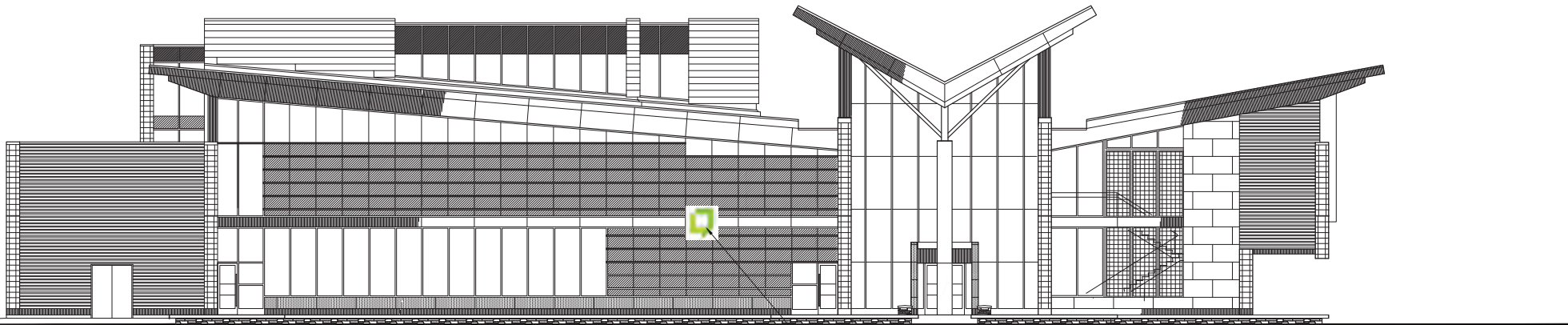
EXISTING WEST ELEVATION - MAIN ENTRANCE

SCALE: 3/32" = 1'-0"

REMOVE EXISTING YMCA
LOGO AND SIGN.
NEW LOGO AND SIGN
SPECIAL PERMIT

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.

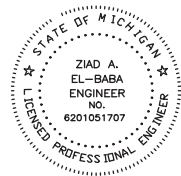


NEW COMPANY LOGO

EXISTING EAST ELEVATION - PARKING ENTRANCE

SCALE: 3/32" = 1'-0"

BUILDING IS SPRINKLERED



**ZIAD EL-BABA
ENGINEERING**

674 GAUTHIER
TECUMSEH ONTARIO
N8N3P8 CANADA
CELL .313-938-8767
CELL .519-796-9882

DATE	REV. NO.	ISSUED FOR
APR.4.25		SITE PLAN
APR.22.25		SITE PLAN
APR.30.25		SITE PLAN

Project:
INTERIOR RENOVATION
3378 E WALTON
AUBURN HILLS MI
CLIENT
CHILLBOX HEADQUARTERS
30825 26 Mile Rd
New Haven, MI 48048

Drawing Title:
SIGN LOCATIONS

Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.

A-9

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

March 18, 2002

CALL TO ORDER: Mayor Harvey-Edwards called the City Council Meeting to order at 7:30 p.m. with the Pledge of Allegiance.

ROLL CALL: Present. Mayor Harvey-Edwards, Mayor Pro Tem Pillsbury, Council Members Kittle, McDonald, McMillin, Newkirk, Sendegas
Absent. None
Also Present. City Manager Ross, Assistant City Manager Tanghe, City Clerk Venos, Community Development Director McBroom, Department of Public Works Director Culpepper, Economic Development Director Miller, Library Director Hull, Police Chief Olko, Police Sgt. Knapp, Senior Services Director Adcock, City Engineers Westmoreland and Kangas, Brownfield Redevelopment Authority Chair Capen, Tax Increment Finance Authority Chair Bennett, City Attorney Beckerleg
25 Guests

LOCATION: Civic Center, 1827 N. Squirrel Road, Auburn Hills MI 48326

7. OLD BUSINESS

8a. SLU01-24, North Oakland Family YMCA;

8b. SLU02-01, North Oakland Family YMCA;

8c. SLU02-03, North Oakland Family YMCA; and

8d. SP01-25, North Oakland Family YMCA

Mr. McBroom noted some additional information gathered since the previous discussion: bus traffic to and from the site will be restricted to Five Points Drive, and accident data for the past three years shows no accidents at the Walton Blvd. drive due to left turning movements. Mr. McBroom reported that the traffic impact analysis was reviewed and was found to have been done correctly, and stated that City staff continues to support the conclusions of that study. Noting that the previously approved site plan for the subject property included primarily restaurants, Mr. McBroom compared the traffic impact of that site plan with the currently proposed site plan, noting the current plan has less of an impact. He also pointed out that the previous approval resulted in improvements to Walton Blvd. to mitigate traffic concerns. Mr. McBroom also referenced letters from the other property owners of the businesses within the site opposing restrictions against left turns.

Mr. McBroom clarified for Ms. Harvey-Edwards that a veterinary clinic is the proposed use for half of the old Nova Computer site.

Ms. Gail von Steaden, Rosetti Architects, confirmed the changeable copy sign on Walton Blvd. is planned to be in place for the opening of the facility.

Mr. Kittle questioned the sign dimensions. Ms. von Steaden explained the area requirements for signage may be measured by frontage or acreage. By frontage 696 square feet of signage is allowed, and by acreage 904 square feet is allowed. She noted that the total signage for the YMCA is only 486 square feet. Ms. von Steaden explained the changeable copy sign will be 14.5' high, 12.5 wide, and the base is 8', for a total of 150 square feet, which is the maximum sign allotment for one sign. She indicated the underside of the changeable portion is 7.4' from the ground, it is encased in a metal box for protection, and the sign meets setback requirements and will not require a variance. Ms. von Steaden noted the illuminated portion is the same dimension, 8'x4', as the sign at Oakland Community College at Featherstone. She clarified the two signs (at Walton and at Five Points) will be the same size.

Ms. Harvey-Edwards commented she would personally prefer the Walton sign be delayed, although she understands it would be an added expense to construct it at a later date. She further remarked that she believes the project will be an asset to the City.

Mr. McMillin commented that he was concerned with the exit onto Walton, but noted the materials provided were persuasive. He asked Chief Olko if she had concerns with sight issues, or felt there was a problem accident-wise. Chief Olko indicated she hasn't had a chance to study the traffic situation, but Lt. Mynsberge did review the site plan and did not see any difficulty with this particular drive.

Ms. Harvey-Edwards offered Mr. Luenberger an opportunity to speak. Referencing the previous discussion on the YMCA, Mr. Luenberger questioned Mr. McDonald's emphasis on the lack of Planning Commission minutes and on ownership. Ms. Harvey-Edwards explained the Planning Commission minutes contain a wealth of information which the Council did not have at the previous discussion. She also explained that ownership of a parcel can change perspective because special land uses, once approved, stay with the land. She also noted that the subject parcel is a valuable piece of land and the proposed use would be nonprofit. Mr. McDonald commented that some of his supporters asked him about the ownership of the property, so he conveyed those questions to the petitioner. Mr. Luenberger concluded by remarking that a right turn only situation onto Walton is an important concern.

Mr. McMillin moved to accept the Planning Commission's recommendation and approve SLU01-24, North Oakland Family YMCA, to allow the construction of a recreational facility on a site zoned B-2, General Business District, located south of Walton Boulevard, between Joswick and Squirrel Road (Sidwell Nos. 14-13-126-018, 14-13-126-017, 14-13-126-016, and 14-13-126-015), including the discretionary findings of fact from Mr. Steve Cohen, subject to any conditions as recommended by all appropriate agencies. Supported by Mr. Pillsbury.

Mr. Pillsbury stated for the record that he will vote in favor of the project because the bus traffic will be moved to Five Points Drive, but he is not happy with left turns onto Walton being allowed.

Mr. McBroom noted that B-2 zoning is appropriate for the proposed use.

Mr. Ross reported at a recent meeting with the Road Commission and the State it was said that in three to four years Walton will be reconstructed in the subject area.

Mr. Kittle commented that Mr. McDonald brought up a good point at the previous discussion about the facility not generating tax income for the City while increasing demand for City services, and yet not offering the residents a discounted rate. **Mr. Jim Fuqua**, YMCA, explained it is not the policy of the YMCA to make considerations based on geography, but to rather offer sliding scales for any person who has difficulty paying the fees. He stated that the YMCA is inclusive, and that it is not good stewardship to reduce fees for those who can afford them. He indicated a need to focus on those who cannot afford the fees, and confirmed that the YMCA provides scholarships through annual fundraising.

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

Motion carried (7-0)

Ms. Harvey-Edwards questioned the impact on the site plan if the special land use for the automatic changeable copy signs is not approved. Mr. McBroom explained the signs would have to be removed from the site plan as a condition of approval of the site plan.

Mr. McMillin moved to accept the Planning Commission's recommendation and approve SLU02-01, North Oakland Family YMCA, to allow the installation of automatic changeable copy signs on Walton Boulevard (west drive) and Five Points Drive on a site zoned B-2, General Business District, located south of Walton Boulevard, between Joswick and Squirrel Road (Sidwell Nos. 14-13-126-018, 14-13-126-017, 14-13-126-016, and 14-13-126-015), including the discretionary findings of fact from Mr. Steve Cohen, subject to any conditions as recommended by all appropriate agencies. Supported by Mr. Pillsbury.

Ms. Harvey-Edwards stated that she wants it stated on record there will be no private advertising on either sign.

Mr. McMillin amended his motion to read: to accept the Planning Commission's recommendation and approve SLU02-01, North Oakland Family YMCA, to allow the installation of automatic changeable copy signs on Walton Boulevard (west drive) and Five Points Drive on a site zoned B-2, General Business District, located south of Walton Boulevard, between Joswick and Squirrel Road (Sidwell Nos. 14-13-126-018, 14-13-126-017, 14-13-126-016, and 14-13-126-015), including the discretionary findings of fact from Mr. Steve Cohen, subject to any conditions as recommended by all appropriate agencies, and that there be no commercial advertising on the signs. Mr. Pillsbury supported the amended motion.

Mr. Kittle asked if Council could approve the special land use with the idea of revisiting the size of the signs. Mr. McBroom indicated his belief that Council would have the authority to regulate the size of the changeable portion, but noted that once approved, the signs are approved as presented. Mr. McBroom clarified the calculations for allowable signage were done on the YMCA site alone, not the entire condominium site. Mr. Pillsbury pointed out the YMCA is well within ordinance requirements on signage. Mr. Kittle said he would prefer the sign to be reconfigured to be wider and not as tall.

VOTE ON MOTION AS AMENDED:

Yes: Harvey-Edwards, McDonald, McMillin, Newkirk, Pillsbury, Sendegas
No: Kittle

Motion carried (6-1)

Mr. McMillin questioned if the YMCA has to adhere to the building as submitted. Mr. McBroom confirmed the special land use is based on the drawings as submitted so they can't be changed.

Mr. McMillin moved to accept the Planning Commission's recommendation and approve SLU02-03, North Oakland Family YMCA to allow the construction of a building taller than 30 feet in height on a site zoned B-2, General Business District, located south of Walton Boulevard, between Joswick and Squirrel Road (Sidwell Nos. 14-13-126-018, 14-13-126-017, 14-13-126-016, and 14-13-126-015), including the discretionary findings of fact from Mr. Steve Cohen, subject to any conditions as recommended by all appropriate agencies.

Supported by Mr. Newkirk.

VOTE: Yes: Harvey-Edwards, Kittle, McDonald, McMillin, Newkirk, Sendegas
No: Pillsbury

Motion carried (6-1)

Mr. McMillin asked if the bus restriction needs to be included in the motion. Both Mr. McBroom and Mr. Beckerleg felt it would be appropriate.

Mr. McMillin moved to accept the Planning Commission's recommendation and approve SP01-25, North Oakland Family YMCA, to allow the construction of a 57,000 square foot recreation facility on a site zoned B-2, General Business District, located south of Walton Boulevard, between Joswick and Squirrel Road and Five Points Drive (Sidwell Nos. 14-13-126-018, 14-13-126-017, 14-13-126-016, and 14-13-126-015), including the discretionary findings of fact from Mr. Steve Cohen, subject to any conditions as recommended by all appropriate agencies, and including the commitments contained in the March 13, 2002 letter from Lorie Uranga, YMCA of Metropolitan Detroit.

Supported by Mr. Newkirk.

Mr. Ross noted some of the conditions listed by the Planning Commission include that the light poles should not be any taller than 25 feet and a dimmer is to be used on all outside lights.

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

Motion carried (7-0)

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

March 4, 2002

CALL TO ORDER: Mayor Harvey-Edwards called the City Council Meeting to order at 7:30 p.m. with the Pledge of Allegiance.

ROLL CALL: Present. Mayor Harvey-Edwards, Mayor Pro Tem Pillsbury, Council Members Kittle, McDonald, McMillin, Newkirk, Sendegas
Absent. None
Also Present. City Manager Ross, Assistant City Manager Tanghe, Assessor Bennett, City Clerk Venos, Community Development Director McBroom, Department of Public Works Director Culpepper, Fire Chief Walterhouse, Assistant Fire Chief Wyatt, Fire Lt. Farrell, Fire Lt. Randolph, Firefighter Detloff, Golf Professional Marmion, Library Director Hull, Police Lt. Chase, Treasurer Valko, City Engineers Hiltz and Westmoreland, Brownfield Redevelopment Authority Chair Capen, Tax Increment Finance Authority Chair Bennett, City Attorney Hampton
27 Guests

LOCATION: Civic Center, 1827 N. Squirrel Road, Auburn Hills MI 48326

8. NEW BUSINESS

8a. SLU01-24, North Oakland Family YMCA;

8b. SLU02-01, North Oakland Family YMCA;

8c. SLU02-03, North Oakland Family YMCA; and

8d. SP01-25, North Oakland Family YMCA

Mr. McBroom presented the requests from North Oakland Family YMCA for special land use approvals to allow the construction of a recreational facility, to allow the installation of automatic changeable copy signs and to allow the construction of a building taller than 30 feet in height on a site zoned B-2, General Business District, located south of Walton Boulevard, between Joswick and Squirrel Road. Mr. McBroom also presented the request for site plan approval for the 57,000 square foot recreation facility.

Mr. McDonald expressed concern that the minutes from the Planning Commission meeting at which the special land uses and site plan were discussed were not provided to Council. Deputy Clerk Tallman indicated the transcription of the minutes was not yet complete. Mr. Newkirk and Mr. Kittle briefly relayed concerns voiced at the meeting, including screening, cut-through traffic in the parking lot and displeasure with the architectural theme in general.

Mr. McBroom clarified the project site is adjacent to the Nova Computer site. Mr. McBroom, answering concerns about the number of parking spaces, stated adequate parking is provided. Mr. Pillsbury expressed strong concern with the danger created by allowing left turns out of the complex onto Walton, and expressed a preference for two entrances on Five Points Drive. Responding to a question from Mr. McMillin, Mr. McBroom explained his understanding of Ms. Marien's lack of support for the second special land use is that she has a philosophical problem with changeable copy signs.

Ms. Gail von Steaden, Rosetti Architects, introduced the members of her team, including **Mr. Jim Fuqua** and **Ms. Lorie Uranga**, YMCA of Metropolitan Detroit.

Ms. von Steaden made a Powerpoint presentation of the site layout, and exterior and interior views of the facility. She noted the site is accessible to vehicular traffic from both Walton Blvd. and Five Points Drive, that 316 parking spaces are required and 317 have been provided. Ms. von Steaden also presented drawings of the three types of sign proposed for the site: a non-illuminated sign on the building, an address sign along Walton and changeable copy signs on both Walton and Five Points Drive, utilizing the same technology as the Oakland Community College sign on Featherstone. She noted the total amount of signage is below the amount allowed, whether measured by total site square footage or total road frontage. Ms. von Steaden indicated the portion of the building that is over 30' in height is mostly the third floor multipurpose room.

Ms. Harvey-Edwards questioned the necessity of two changeable copy signs. Ms. von Steaden explained that because of the way the site is situated it is believed traffic will be evenly split between entering from Walton and entering from Five Points Drive. She indicated the signs will note events of the day, encourage people to sign up for programs or display community messages such as "Vote Today". Ms. von Steaden noted the changeable copy portion is located in the middle of the monument

sign. She estimated the height of the changeable signs to be 10'. Ms. von Steaden stated there would be no advertising on the changeable copy signs and no plans to advertise anything other than YMCA on any part of the signs.

Mrs. Sendegas questioned the amount of signage. Ms. von Steaden indicated no variances will be required, and that the total 500 square feet of signage does not exceed the allowable square footage of signage, whether measured by total acreage or frontage. Mrs. Sendegas clarified that changeable copy signs do not require Zoning Board of Appeals approval.

Mr. McBroom explained the eastern access drive onto Walton is currently restricted to right turns in and out, while the western access drive, which is currently used by KinderCare, is not restricted to right turns only. Mr. McBroom pointed out the site plan, in terms of the access to Walton, does not change what currently exists.

Ms. von Steaden indicated there is nothing to preclude bus traffic from entering the site from either Walton or Five Points Drive. She noted the site has dedicated bus parking behind the building.

Mr. Pillsbury reiterated his concerns that left-turning ingress/egress on Walton is a dangerous situation.

Mr. McDonald questioned bus use. Mr. Fuqua, Executive Director of YMCA of Metropolitan Detroit, explained buses are used in the summer for the YMCA's off-site day camp program to transport the children from the YMCA facility to the camp site at approximately 9:00 a.m. and to return the children to the YMCA facility at approximately 4:00 p.m.

Mr. Fuqua indicated the probable hours of operation for the facility will be 5:30 a.m. until 10:30 or 11:00 p.m. on weekdays, and 7:30 or 8:00 a.m. until 5:00 p.m. on Saturdays and Sundays. Mr. McDonald asked who the YMCA plans to draw to the facility. Mr. Fuqua indicated the YMCA is not geographically centered and there is no residency requirement, but in general the YMCA tends to draw from within a five mile radius because of the convenience factor. He explained the service area is Auburn Hills, Lake Orion, Rochester, Rochester Hills, Pontiac and part of Troy. Mr. Fuqua clarified there are no outside activities planned for the site. He confirmed that the site has been purchased by YMCA of Metropolitan Detroit.

Mr. Fuqua stated there will be no sleeping rooms at the facility.

Mr. Fuqua noted the YMCA is a 501-C, not for profit, corporation.

Mr. Kittle asked if the YMCA has any experience relative to the proposed type of facility or if it is a new concept for the YMCA. Mr. Fuqua indicated the general scope of the project is very common for a 50,000-60,000 square foot facility. Mr. Kittle, referencing comments made at the Planning Commission meeting that the YMCA desires 5000 members at \$60/family, asked if that is the break-even point and how the YMCA plans to deal with revenue shortcomings. Mr. Fuqua explained the facility will be a branch of the larger organization which provides a financial cushion. He noted the pro forma is based on less than 5000 members and said that if the facility reaches the 5000 goal it will be a surplus branch. Mr. Fuqua stated Buck Wyndfield and Associates performed a marketing study for the YMCA for the proposed facility.

Mr. Fuqua said there are no plans to lease out space in the facility to other enterprises such as a dance studio.

Mrs. Sendegas asked about planned programs for seniors. Mr. Fuqua explained the YMCA is coed, and its philosophy is to help people grow in body, mind and spirit regardless of age.

Mr. Ross, referencing earlier discussion regarding ingress/egress to Walton, noted he has seen the Road Commission plan for Walton and it shows a median from Squirrel Road west to Joswick, which would eliminate left turns. He estimated the project would be completed in four to five years.

Mrs. Sendegas reiterated her concerns about parking. Mr. McBroom explained the YMCA site has enough parking for its patrons, and clarified his earlier comment that YMCA patrons could park at the Nova Computer site was meant to indicate there are no barriers between the site, not that there will be a need for overflow parking. Mr. McBroom noted there has been discussion with the business negotiating to take half of the Nova Computer site and the initial reaction was the YMCA is a good fit for the site.

Mr. Kittle asked if KinderCare's viewpoint has been solicited. Mr. McBroom indicated they were notified of the meetings although there have been no direct conversations with them. Ms. Uranga explained

KinderCare are co-owners with the YMCA in the condominium association, and that the YMCA has approached them.

Mr. McMillin asked for an explanation on how accidents are going to be avoided at the west entrance with cars turning left into the site from Walton. **Mr. Steve Dearing**, Traffic Consultant, felt the Five Points driveway will be the focal point for access to the site, based on its closer proximity to the freeway for before and after work users. He explained the situation on Walton is self correcting, meaning the difficulty in turning left will encourage access from Five Points. Mr. Dearing also noted the YMCA site gives KinderCare a secondary exit. He sees the situation as interim until Walton is improved. Mr. Dearing concluded that the YMCA development achieves the test of reasonableness. Mr. Pillsbury was adamant that left turns into and out of the site from Walton are not safe. His preference is to close both Walton access drives and use Five Points exclusively.

Mr. McMillin questioned what limitations the City can put on ingress/egress to Walton. Ms. Harvey-Edwards suggested the impact won't be known until the YMCA site is developed, and noted the west drive from Walton is currently in use by KinderCare patrons as the only option. Mr. McMillin asked Mr. Dearing for assurance that the access from Walton is safe. Mr. Dearing contended, based on 25 year's of experience as a traffic engineer, that there is no such thing as a safe route. He explained his job is to reduce risks to a manageable level. Mr. Dearing said he can not tell Mr. McMillin that no one will ever be hurt at the site. He reiterated his belief that the users of the site will voluntarily use the Five Points entrance because of the difficulty of turning left on Walton.

Mr. Hampton advised the Walton access drives were approved in the KinderCare site plan, so the City can't eliminate them. However, Mr. Hampton indicated the City does have the right to regulate traffic and noted that restrictions on left turns would be appropriate.

Mr. Pillsbury clarified he is not against access to Walton, but feels left turns are not safe. Mr. Ross asked Mr. Hampton if it would be permissible for City Council to require modification of the west entrance to include an island that channels traffic into right turns only. Mr. Hampton indicated the City could require the modification if it is done on the subject property and not in the right-of-way.

Mr. McBroom felt if City Council is inclined to require modification to the access drives it would be appropriate to table the items so that the issues could be reviewed with KinderCare.

Ms. Harvey-Edwards voiced preference to not have a changeable copy sign on Walton. Mr. Pillsbury felt amber lights in the changeable copy sign are more intrusive than red.

Mr. McDonald said he would like to see the Planning Commission minutes and have an opportunity to ask more questions before voting on the YMCA petitions. Mr. Pillsbury wanted to address the exceedence of 30' in height and also review the Planning Commission minutes. Mr. McMillin also wanted a chance to read the Planning Commission minutes. Mr. McMillin indicated he is not completely opposed to the idea of left turns onto Walton if restricting them would seriously damage the YMCA's plans, but said he would like to hear the YMCA's arguments against the restrictions because he is very concerned with the safety issue.

Mr. McDonald, noting that the YMCA is a nonprofit organization which will not pay taxes to the City but will add to the need for police and fire services, asked if the YMCA has an agreement with the City in terms of the facility's use by Auburn Hills residents. He indicated that at one time there was discussion of offering a cost break to residents. Mr. Fuqua explained the discussion centered on rate reduction in exchange for free land, and pointed out that YMCA has bought the subject site for \$3 million. He stressed that the YMCA is all inclusive.

Mr. Pillsbury moved to table to March 18, 2002, SLU01-24, SLU02-01, SLU02-03 and SP01-25, North Oakland Family YMCA, to allow the construction of a recreational facility, to allow the installation of automatic changeable copy signs, to allow the construction of a building taller than 30 feet in height and to allow the construction of a 57,000 square foot recreation facility on a site zoned B-2, General Business District, located south of Walton Boulevard, between Joswick and Squirrel Road.

Supported Mr. Newkirk.

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

Motion carried (7-0)

**CITY OF AUBURN HILLS
SPECIAL PLANNING COMMISSION MEETING
EXCERPT**

February 28, 2002

CALL TO ORDER: Chairperson Beckett called the meeting to order at 7:30 p.m.

ROLL CALL: Present. Beckett, Hurt-Mendyk, Marien, McKissack, Newkirk, Ouellette, Schoonfield
Absent. Beidoun, Nahass
Also Present. City Planner Cohen, Council Member Kittle, City Engineers Westmoreland and Dearing
19 Guests

LOCATION: Civic Center, 1827 N. Squirrel Road, Auburn Hills MI 48326

PERSONS WISHING TO BE HEARD - none.

Mr. Beckett alerted the audience that the cases heard at this Planning Commission meeting would be placed on the City Council agenda for March 4, 2002 at 7:30 p.m. in the same council chambers.

PETITIONERS

SLU 01-24. North Oakland Family YMCA - Public Hearing

SLU 02-01. North Oakland Family YMCA - Public Hearing

SLU 02-03. North Oakland Family YMCA - Public Hearing

SP 01-25. North Oakland Family YMCA

(Sidwell Nos. 14-13-126-018, 14-13-126-017, 14-13-126-016, and 14-13-126-015)

Mr. Beckett presented the request to allow the construction of a recreational facility on a site zoned B-2, General Business District; to allow the installation of automatic changeable copy signs on Walton Boulevard (west drive) and Five Points Drive on a site zoned B-2, General Business District; to allow the construction of a building taller than 30 feet in height on a site zoned B-2, General Business District; and to allow the construction of a 57,000 sq ft recreation facility on a site zoned B-2, General Business District. The property is generally located south of Walton Boulevard, between Joswick and Squirrel Road.

Mr. Beckett opened the public hearing at 7:32 p.m.

Mr. Cohen reviewed his SLU 01-24 letter dated February 22, 2002 with the following recommendations:

The Community Development Department is recommending Approval of the Special Land Use request and offer the following discretionary findings of fact:

- 1. The location of the use will not negatively impact adjacent areas, which are zoned residential to the west (across Joswick) and non-residential to the north, south, and east.*
- 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, Special Land Use Permitted, in Zoning Ordinance No. 372 will be met.*
- 4. The use will promote the purpose and intent of Zoning Ordinance No. 372.*

5. The use will be consistent with the health, safety, and general welfare of the City of Auburn Hills, and purpose and intent of Zoning Ordinance No. 372.

6. The requirements of Section 902, Item 6 of Zoning Ordinance No. 372 will be met.

Mr. Cohen reviewed his SLU 02-01 letter dated February 22, 2002 with the following recommendations:

The Community Development Department is recommending Approval of the Special Land Use request and offer the following discretionary findings of fact:

1. The location of the use will not negatively impact adjacent areas, which are zoned residential to the west (across Joswick) and non-residential to the north, south, and east.

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, Special Land Use Permitted, in Zoning Ordinance No. 372 will be met.

4. The use will promote the purpose and intent of Zoning Ordinance No. 372.

5. The use will be consistent with the health, safety, and general welfare of the City of Auburn Hills, and purpose and intent of Zoning Ordinance No. 372.

6. The requirements of Section 1811, Item 12(g) of Zoning Ordinance No. 372 will be met.

Mr. Cohen reviewed his SLU 02-03 letter dated February 22, 2002 with the following recommendations:

The Community Development Department is recommending Approval of the Special Land Use request and offer the following discretionary findings of fact:

1. The location of the use will not negatively impact adjacent areas, which are zoned residential to the west (across Joswick) and non-residential to the north, south, and east.

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, Special Land Use Permitted, in Zoning Ordinance No. 372 will be met.

4. The use will promote the purpose and intent of Zoning Ordinance No. 372.

5. The use will be consistent with the health, safety, and general welfare of the City of Auburn Hills, and purpose and intent of Zoning Ordinance No. 372.

6. The requirements of Section 1701, Item k of Zoning Ordinance No. 372 will be met.

Mr. Cohen reviewed his SP 01-25 letter dated February 22, 2002 with the following recommendations:

We are recommending Conditional Approval of the Site Plan and offer the following discretionary findings of fact:

1. *The Site Plan contains sufficient basic information required by Zoning Ordinance No. 372 for a recommendation.*
2. *The requirements of Section 1815, Items 7A-7E of Zoning Ordinance No. 372 can be met as follows:*
 - A) *All requirements and standards of the Zoning Ordinance, and other City Ordinances, can be met.*
 - B) *Safe, convenient vehicular and pedestrian ingress/egress has been depicted; primary access will be to existing two (2) drives on Walton Boulevard and a new drive on Five Points Drive. No left turns out of the site will be permitted at the east drive onto Walton Boulevard.*
 - C) *Traffic circulation features within the site, and the location of parking areas, avoid common traffic problems and can promote safety.*
 - D) *A satisfactory and harmonious relationship will exist between the proposed development and surrounding area.*
 - E) *The proposed use will not have an unreasonable, detrimental or injurious effect upon the natural characteristics of the subject parcel, or the adjacent area.*
3. *Based upon the total occupancy of the building, 316 total parking spaces are required and 317 parking spaces are depicted.*
4. *The parking layout meets minimum requirements and parking spaces are provided for the handicapped (12 are required and 12 are provided). Three van accessible parking spaces are also provided. Building and parking setback requirements will be met.*
5. *Greenbelts will be provided.*
6. *Landscape requirements will be met and calculations have been submitted.*
7. *Loading/unloading area will be met.*
8. *A note indicates lighting will be provided at 1/4 lumen per sq. ft. of parking.*
9. *A note indicates that signs shall meet the requirements of Zoning Ordinance No. 372. A special land use application has been filed for proposed use of automatic changeable copy signs on Walton Boulevard (west drive) and Five Points Drive.*
10. *A note indicates that parking spaces shall be double striped.*
11. *Ground-mounted mechanical equipment will be screened. No roof-mounted equipment will be utilized on the building.*
12. *An 8 ft. pathways are shown on plan along Walton Boulevard and Five Points. Both pathways have already been installed.*
13. *A note indicates that there will be no pallet storage, overnight vehicles, or trailer storage.*
14. *The YMCA is commended for adding fieldstone to the building facade and utilizing unique architectural features on the building.*

ADDITIONAL COMMENTS:

1. *Site plan approval shall be subject to City Council approval of the following:*

SLU 01-24 ... Recreational Facility

SLU 02-01 ... Automatic Changeable Copy Signs

SLU 02-03 ... Building Height Taller than 30 ft.

2. *The amended By-Laws and Master Deed for Auburn Town Square Condominium shall be recorded with the Oakland County Register of Deeds prior to issuance of the project's Building Permit.*

Ms. Gail von Staden, Rossetti Architects, gave a presentation depicting how the YMCA would be situated at an angle on the property so it would be visible from Walton Boulevard, Squirrel Road, and Five Points Drive. She proceeded indicating there would be three ingress/egress points, two on Walton the other on Five Points Drive. Ms. von Staden noted the infrastructure had been installed by a previous developer of the property and the YMCA was able to use what exists without any changes. Ms. von Staden also mentioned the wetlands on the property would not be disturbed and natural landscaping would be utilized. Ms. von Staden reported this project would meet all landscaping requirements, including the installation of an irrigation system. Ms. von Staden stated the parking lot would be reconfigured, allowing for a drop off point, increasing the number of parking spaces, and designed to allow emergency crews 360 degree access.

Regarding the special land use for the signs, Ms. von Staden explained there will be four signs, one on the building with no illumination, an address sign along Walton Boulevard, and two changeable electronic signs - one along Walton Boulevard, the other at the Five Points entrance. The changeable signs would maintain the minimum 90 second message before changing. Each of the signs will be under 150 sq. ft. and under the total square footage for signage allowance.

Ms. von Staden also noted the building would be constructed using terra cotta tiles, metal panels, with cultured stone at the base.

Mr. Newkirk questioned if there was a preventative measure in place to eliminate the possibility of cut through traffic. Ms. von Staden reported cut through traffic had been included in the traffic study report, however they didn't believe it would be a problem and therefore no preventative action had been taken. Mr. Newkirk suggested a fence be erected between the YMCA property and the residential area along Joswick. Ms. von Staden pointed out that deciduous trees would be planted around the perimeter of the property for some shielding, but not as a barrier.

Responding to Ms. Hurt-Mendyka, **Mr. Jim Fuqua**, YMCA of Metro Detroit, believed the hours of operation would be 5:30 a.m.. to 10:30/11:00 p.m., Monday through Friday and 8:00 a.m.. to 6:00 p.m., Saturday and Sunday.

Mr. Ouellette asked about buses. Ms. von Staden indicated there would be adequate room for bus parking behind the building. Mr. Fuqua answered Mr. Ouellette, attesting there would be no child daycare facility available, only a child watch center for parents who remain on the premises, usually with a maximum two hour stay.

The outdoor lighting height was unacceptable to Mr. Ouellette, and he suggested the light pole height be shortened to 25 feet from the proposed 30 feet. Mr. Ouellette also questioned the possibility of installing a dimmer switch or an on/off timer for the exterior lighting. Mr. Cohen affirmed the light poles could be 25 feet tall, however there would need to be more light poles at the lesser height. Ms. von Staden agreed with the light pole height and conceded the lights could be put on dimmers for off hours.

Replying to Mr. Ouellette, Ms. von Staden stated there would be no diving board in the pool. Mr. Fuqua noted that anybody can become a member of the YMCA and the dues are quite reasonable. Continuing, Mr. Fuqua stated the YMCA is very community friendly and would like to accommodate community projects when possible, such as the senior swim. Regarding the juvenile justice, Mr. Fuqua explained

each YMCA looks at each opportunity that would work in that particular community. Mr. Ouellette questioned if there would be after school programs for teens. Mr. Fuqua stated it is possible for formal after school teen programs, noting the YMCA works mostly with middle school aged children, because this age group is most likely to attend programs. Mr. Fuqua also mentioned the YMCA would look for opportunities to work with the Avondale School District to provide more programs.

Mr. Fuqua explained the pool is shut down and the water changed generally once a year, when the pool can be scrubbed and repaired if necessary. Otherwise there is a state of the art filtration system that maintains the cleanliness. Ms. von Staden stated the YMCA follows the Michigan Health Department regulations for public pool operations.

Mr. Bob Sellman, Frank Rewold and Son, stated construction is anticipated to begin this spring and will hopefully be concluded within twelve months, by next spring.

Mr. McKissack asked for clarification on the term used in the YMCA mission statement as Judeo-Christian, how it affected the operation and membership. Mr. Fuqua stated the YMCA is inclusive and open to all, by using Judeo-Christian values which are values that the YMCA believes would be held by anyone. The YMCA specifically focuses on character development for children as well as adults. The values chosen are honesty, caring, respect, and responsibility. These are foundations of the golden rule found not only in the Bible, but Christian and Judeo writings. This is also a reference to the YMCA history which began 150 years ago in London as a group that read the Bible. However there is no religious requirement of any kind, the YMCA is open to all.

Mr. Newkirk questioned the number of staff personnel that was needed. Mr. Fuqua explained the number would fluctuate because summer programs employ seasonal help. Generally speaking, however, there would be 10 professional staff with 15 support full time staff and many part time staff. Mr. Fuqua replied to Mr. Newkirk that there would be job openings available to Auburn Hills residents as well as staff members coming from other YMCA locations.

Ms. Marien questioned if the outdoor lighting would be shielded. **Mr. Tod Stevens**, Rossetti Architects, replied there are special light fixtures along the walkways for pedestrians. Ms. Marien requested that these lights also have dimmer switches. The cultured stone which is to be used at the base of the building, Mr. Stevens explained, is a manufactured stone in a horizontal direction with fieldstone intermixed throughout. Mr. Cohen assured Ms. Marien that this landscape plan met all the new ordinance requirements, including 166 trees, more than the 99 required trees.

Ms. von Staden stated there were no plans to use speed bumps in the parking lot. Ms. Marien asked if there was a possibility of installing speed bumps at a later time if there was a need. Ms. von Staden replied if there was a need, it would be a possibility. Ms. Marien had a concern with the construction and Walton Boulevard traffic. She questioned if a left hand turn would be permitted from the YMCA onto Walton Boulevard. Ms. von Staden explained there is currently no restriction prohibiting a left hand turn, however once the site is known by patrons the Five Points Drive exit will most likely be used. Ms. von Staden stated this is one of the great points of this site, the two ingress/egress points. Ms. von Staden affirmed for Ms. Marien that any signage proposed on the site plan would be implemented. Regarding the thirty foot (30 ft) height of the building, Mr. Stevens noted it is to accommodate the three stories. Mr. Stevens also noted the heating and cooling mechanicals are all on grade level at the rear of the building. Ms. von Staden indicated the dumpster located at the back of the building and using Mr. Cohen's recommendation of installing a man door. Ms. Marien wanted assurance that the trash pickup would not occur prior to 7:00 a.m.

Mr. McKissack had some concern with the traffic study. **Mr. Greg Krueger**, Kimley Horn, traffic consultant, explained the traffic study was done with conservative estimates taking into account the full load of traffic at peak hours. It was determined there won't be much of an impact even with the worst

case scenario. Mr. Krueger explained for Ms. Hurt-Mendyka the information regarding the widening of Walton Boulevard came from the Road Commission for Oakland County.

Mr. Steve Dearing explained for the Planning Commission what he knew regarding the widening of Walton Boulevard, including Auburn Hills and the Road Commission for Oakland County not seeing eye to eye on the widening project. Continuing, Mr. Dearing explained the plan is to widen Walton Boulevard as a boulevard from Squirrel Road to Joswick and from Joswick to Perry Street making it a five lane roadway. Furthermore, discussion is underway to extend the boulevard further to the west, terminating it near the I-75 overpass. Mr. Dearing noted a right of way width had not been planned that would accommodate a full size boulevard on this last section, therefore creating limited opportunity for the traditional cross overs (to make u-turns), impacting the residents from accessing their homes. There is an agreement between the City and the Road Commission that the frontage of this YMCA property will be a boulevard once the improvements are constructed. Mr. Dearing stated it is not likely that Walton Boulevard will be under construction in 2004, as the design will take some time.

Ms. von Staden explained for Ms. Hurt-Mendyka that the mud mat as depicted on the site plan is a temporary access for construction vehicles, and would be eliminated once the construction was completed with the ingress/egress being relocated further to the north along Five Points. Ms. Hurt-Mendyka questioned the drainage of the driveways directly into the wetlands on the south west side of the property. Ms. von Staden stated the drainage is into two retention basins that are currently on the property.

Mr. McKissack expressed his displeasure with the architecture of the building, noting it was extreme and didn't seem to fit with the other construction in the City. Ms. von Staden explained the building architecture is an expression of what the YMCA is about, utilizing materials that are from the earth or simple and common.

Responding to Mr. Ouellette, Mr. Dearing didn't feel there was a need for speed bumps in the parking lot to keep traffic from cutting through, however if it did become a problem, measures could be installed at a later date.

Mr. Stevens assured Ms. Marien bike racks are being planned to be located by both entrances to the building.

Ms. Patty Hassick, 2471 Joswick, was concerned with buses, where they would be coming from, where would the people be coming from, how many buses would there be a day, and how often. Mr. Fuqua explained there are day camp programs with generally about 60 children who board a bus at approximately 9:00 a.m. and return at 4:00 p.m. This would be during summer months, a couple times a week. Mr. Fuqua stated they do not own buses and they do not bring people in from different areas. If a bus should need to park on the premises there is room behind the building. Ms. Hassick questioned what geographical group of people was this YMCA aimed at. Mr. Fuqua replied they are open to all, but their service area is Lake Orion, Pontiac, Auburn Hills, Rochester, Rochester Hills, with no geographical restrictions. Mr. Fuqua believed the number of memberships will be around 5,000 based on market studies, however the number of people at any one time will be much less. Mr. Fuqua stated there will be no outdoor play, it is strictly indoors. Ms. Hassick had some concern with the all the glass in the construction of the building, possibly invading the privacy of adjacent homeowners. Mr. Stevens explained the glass is frosted, creating privacy looking both inside and out. Mr. Beckett assured Ms. Hassick that the Planning Commission was concerned as well with the lighting, making sure the pole height was lower and the lighting was shoebox style with shielding. Ms. von Staden said she would comply with the shoebox style lighting. Ms. Hassick questioned the construction schedule. Mr. Sellman noted the schedule is intended to be five days a week and according to the ordinance no construction can begin prior to 7:00 a.m.. Ms. Hurt-Mendyka stated she didn't want any construction equipment being run or repaired prior to 7:00 a.m.

Ms. Terry Purdue was in favor of the YMCA. Ms. Purdue stated her company is interested in the Nova property next to the proposed YMCA. Her company operates an emergency and specialty care facility for animals, Michigan Veterinary Specialists. The current facility is located in Southfield and this site would be a satellite office for north Oakland County.

Since there were no further questions, Mr. Beckett closed the public hearing at 8:47 p.m.

Mr. Schoonfield moved to recommend to City Council approval of SLU 01-24, North Oakland Family YMCA (Sidwell Nos. 14-13-126-018, 14-13-126-017, 14-13-126-016, and 14-13-126-015), to allow the constructions of a recreational facility on a site zoned B-2, General Business District. The property is generally located south of Walton Boulevard, between Joswick and Squirrel Road. This is to include the discretionary findings of fact found in Mr. Cohen's letter dated February 22, 2002 and all applicable City consultants and agencies.

Supported by Ms. Hurt-Mendyka.

**VOTE: Yes: Beckett, Hurt-Mendyka, Marien, McKissack, Newkirk, Ouellette, Schoonfield
No: None**

Motion Carried (7-0)

Ms. Hurt-Mendyka made the petitioner aware that there may be a need to adjust the brightness of the automatic changeable copy sign.

Ms. Marien questioned the number of signs and the sizes. She was assured by Mr. Beckett it was under the square footage allowed in the ordinance. Ms. von Staden stated the messages will generally address daily activities, registrations, or possibly community messages (no advertising) using letters in the amber color.

Mr. Ouellette moved to recommend to City Council approval of SLU 02-01, North Oakland Family YMCA (Sidwell Nos. 14-13-126-018, 14-13-126-017, 14-13-126-016, and 14-13-126-015), to allow the installation of automatic changeable copy signs on Walton Boulevard (west drive) and Five Points Drive on a site zoned B-2, General Business District. The property is generally located south of Walton Boulevard, between Joswick and Squirrel Road. This is to include the discretionary findings of fact found in Mr. Cohen's letter dated February 22, 2002 and all applicable City consultants and agencies.

Supported by Mr. Newkirk.

**VOTE: Yes: Beckett, Hurt-Mendyka, McKissack, Newkirk, Ouellette, Schoonfield
No: Marien**

Motion Carried (6-1)

Mr. Ouellette moved to recommend to City Council approval of SLU 02-03, North Oakland Family YMCA (Sidwell Nos. 14-13-126-018, 14-13-126-017, 14-13-126-016, and 14-13-126-015), to allow the construction of a building taller than 30 feet in height on a site zoned B-2, General Business District. The property is generally located south of Walton Boulevard, between Joswick and Squirrel Road. This is to include the discretionary findings of fact found in Mr. Cohen's letter dated February 22, 2002 and all applicable City consultants and agencies.

Supported by Mr. McKissack.

**VOTE: Yes: Beckett, Hurt-Mendyka, Marien, McKissack, Newkirk, Ouellette, Schoonfield
No: None**

Motion Carried (7-0)

Mr. McKissack reiterated his feelings on the architecture not being aesthetically pleasing.

Ms. Hurt-Mendyka moved to recommend to City Council approval of SP 01-25, North Oakland Family YMCA (Sidwell Nos. 14-13-126-018, 14-13-126-017, 14-13-126-016, and 14-13-126-015), to allow the construction of a 57,000 sq ft recreations facility on a site zoned B-2, General Business District. The property is generally located south of Walton Boulevard, between Joswick and Squirrel Road. As discussed with the applicant the light poles should not be any taller than 25

feet and a dimmer will be used on all outside lighting to dim lights during off hours. This is to include the discretionary findings of fact found in Mr. Cohen's letter dated February 22, 2002 and all applicable City consultants and agencies.

Supported by Ms. Marien.

**VOTE: Yes: Beckett, Hurt-Mendyka, Marien, McKissack, Newkirk, Ouellette, Schoonfield
 No: None**

Motion Carried (7-0)

**CITY OF AUBURN HILLS
ENVIRONMENTAL REVIEW BOARD**

February 20, 2002

CALL TO ORDER: Chairman Kresnak called the meeting to order at 6:47 p.m.

ROLL CALL:

Present: Kresnak, Harvey-Edwards, McKissack, Ostrowski, Parent,
Peters, Rowe Absent: None
Also Present: Steve Cohen, City Planner
21 guests

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

SPECIAL REPORTS:

Proposed YMCA Landscape Plan - 3378 E. Walton Boulevard

Mr. Cohen stated that six (6) years ago, a tree removal permit was approved for an entertainment park, but it did not go through. Mr. Cohen explained that the YMCA purchased the property, and their representatives were present to give an overview of the site and to provide a rendering of the proposed building.

Mr. Cohen referenced, as follows, his memo dated February 14, 2002:

In June 1996, a previous developer proposed to build four (4) restaurants and two (2) retail buildings on the site. The City Council granted a tree removal permit, and the site was mass graded. A total of 280 protected trees were removed from the site (see attached minutes).

As the Board is aware, the project never developed as anticipated. The restaurant complex component never materialized.

Recently, two (2) projects were built on the site, Kindercare and Nova Computers, which have planted a combined 75 replacement trees.

Last year, the YMCA purchased the remaining land and proposes developing a state-of-the-art recreational facility. Their plan proposes planting the remaining 205 replacement trees.

We have asked the YMCA to provide a short presentation to show the ERB that all required replacement trees will be planted on site. No action is required by the Board.

Gail Von Staden, Project Manager and Rossetti Architects introduced **Lori Uranga, Vice President of the YMCA of Metropolitan Detroit, Mike Franklin, Landscape Designer and Karen Thomas, Giffels-Webster the civil engineer.** Gail gave a general overview of the building, 57,000 square foot facility with a gymnasium, recreation pool, family play area, wellness center and rooms for aerobics and other programs. Ms. Van Stoden verified that the utilities will not be changed.

Mike Franklin gave an overview of the landscape, he verified the wetlands will not be changed. They plan to plant large canopy trees at the entry drives and also plant twenty-four (24) inch height scrubs to act as buffers. At the end of the southern parking area, they clustered evergreen trees and multi-stemmed crab apple trees to help screen out some of the existing buildings. To help create a design element they will plant a double row of pear trees from the front of the building to extend to the back of the building. Evergreen trees will be planted between the wetlands and the parking area. Mr. Franklin addressed the landscape requirements, replacement tree requirements and the diversity requirements.

Mayor Harvey-Edwards asked if the trees being planted on Walton take into consideration the widening of the road and utilities in the ground. Mr. Westmoreland verified that there are no utilities in the area where the trees will be planted.

Mr. Franklin is aware of the two-year guarantee on the trees. Mr. Cohen stated that the agreement with the City of Auburn Hills is for the life of the tree.

Ms. McKissack asked if a diversion of rainwater could be considered rather than utilizing city water. Mr. Franklin stated that more land would be needed.

Ms. Uranga verified for Mr. Ostrowski that all three (3) businesses will maintain the landscape.

NORTH OAKLAND FAMILY YMCA

CITY OF AUBURN HILLS

OAKLAND COUNTY, MICHIGAN

A PART OF SECTION 13 T-3-N, R-10-E

PROPRIETOR
YMCA OF METROPOLITAN DETROIT
LORIE URANGA, VICE PRESIDENT
OF PROPERTIES & PROJECT
MANAGEMENT
10900 HARPER AVENUE
DETROIT, MICHIGAN 48213
(313) 267-5300 EXT. 339
(313) 267-5319 FAX

CIVIL ENGINEER
GIFFELS-WEBSTER ENGINEERS
LORIE LODICO III, P.E.
407 E. FORT STREET, SUITE 600
DETROIT, MI 48226
(313) 962-4442
(313) 962-5068 FAX

LANDSCAPE ARCHITECT
GRISSIM-METZ ASSOCIATES
JOHN GRISSIM
37801 12 MILE ROAD
FARMINGTON HILLS, MI 48331
(248) 553-2500
(248) 553-2505 FAX

DESIGN ARCHITECT
ROSSETTI ARCHITECTS
GAIL VON STADEN, AIA
280 NORTH OLD WOODWARD AVE.
BIRMINGHAM, MI 48009
(248) 644-0777
(248) 644-0778 FAX

MECHANICAL ENGINEER
PETER BASSO ASSOCIATES
5145 LIVERNOIS
TROY, MI 48098
(248) 879-5666

STRUCTURAL ENGINEER
L&A
30840 NORTHWESTERN HIGHWAY
SUITE 310
FARMINGTON HILLS, MI 48334
(248) 855-1818

POOL CONSULTANTS
USAQUATIC
2355 POLARIS LANE NORTH
SUITE 110
PLYMOUTH, MN 55447
(763) 745-9016

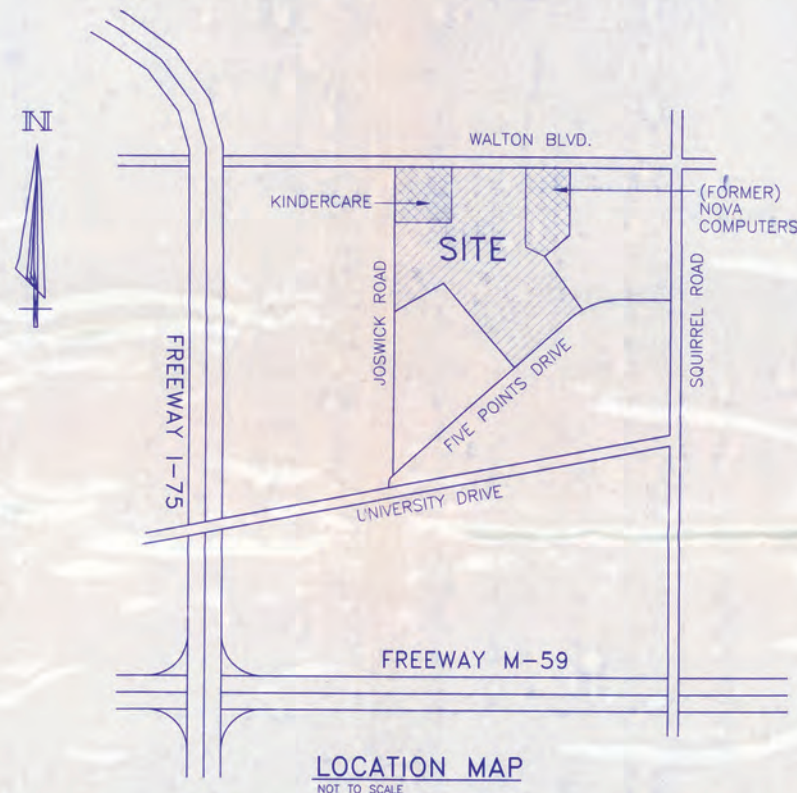
CITY OF AUBURN HILLS
OFFICIAL SITE PLAN REVIEW
FIRE DEPT. 2-21-02
POLICE DEPT. 2-21-02
ASSESSOR 2-21-02
CITY MANAGER 2-21-02
SEWER & WATER 2-21-02
COMM. DEV. DIR. 2-21-02
CITY PLANNER 2-21-02
PLANNING COMM. 2-21-02
CITY COUNCIL 2-21-02

City of Auburn Hills
APPROVED
SITE PLAN

RECEIVED
FEB 21 2002
AUBURN HILLS
COMMUNITY DEVELOPMENT DEPT.

Steve Cohen, City Planner

3378 E. Walton



The North Oakland Family YMCA is a 501 (c) 3 community-based organization that builds strong kids, strong families and strong communities. This 57,000 square foot facility will be a gathering place where anyone interested in building spirit, mind or body can find a way to do so. The building will feature:

A gallery/lobby area for socializing, membership sales and program registration; An aquatics center, complete with lap lanes, teaching area and recreation area with zero depth entry and water slide; A high-school size gymnasium, adaptable for volleyball, youth basketball, and other indoor sports as well as special events for the whole community; A state-of-the-art wellness center with free weights, strength training circuits and cardiovascular machines; baby-sitting area for children whose parents are participating in programs in the building; A fitness studio that will house aerobics, martial arts, kids gym and dance classes; multi-purpose space including a teaching kitchen for teen program special interest classes and special events; Men's, women's and family locker rooms, and various offices and mechanical space that support YMCA programs.

PLAN REVISIONS	DATE	SHEETS ISSUED
SITE PLAN SUBMITTAL	10/26/01	FULL SET
EROSION CONTROL PERMIT	12/12/01	COVER, C1-C2, D1
REVISED SITE PLAN SUBMITTAL	12/21/01	FULL SET
REVISED SITE PLAN SUBMITTAL	01/23/02	FULL SET
REVISED SITE PLAN SUBMITTAL	02/04/02	FULL SET
FINAL REVISED SITE PLAN SUBMITTAL	02/18/02	FULL SET

Giffels-Webster Engineers, Inc.

407 E. FORT STREET SUITE 600 • DETROIT • MICHIGAN 48226 • (313) 962-4442

SHEET INDEX:

COVER

TREE SURVEY/EXISTING CONDITIONS SHEET

C1 EXISTING CONDITIONS & DEMOLITION PLAN

GENERAL SITE PLAN

SP1 SITE PLAN

ENGINEERING SITE PLANS

C2 REVISED CONDOMINIUM PLAN

C3 UTILITY PLAN

C4 SOIL EROSION PLAN

C5 PAVING & GRADING PLAN

C7 DETAIL SHEET

LANDSCAPE PLAN

L1 LANDSCAPE PLAN

ARCHITECTURAL PLANS

A0.02 PLINTH PLAN AND DETAILS

A0.03 SITE SIGNAGE

A1.01 FIRST LEVEL PLAN

A1.02 SECOND LEVEL PLAN

A1.03 THIRD LEVEL PLAN

A1.04 UPPER ROOF PLAN

A2.01 ELEVATIONS NORTH AND WEST

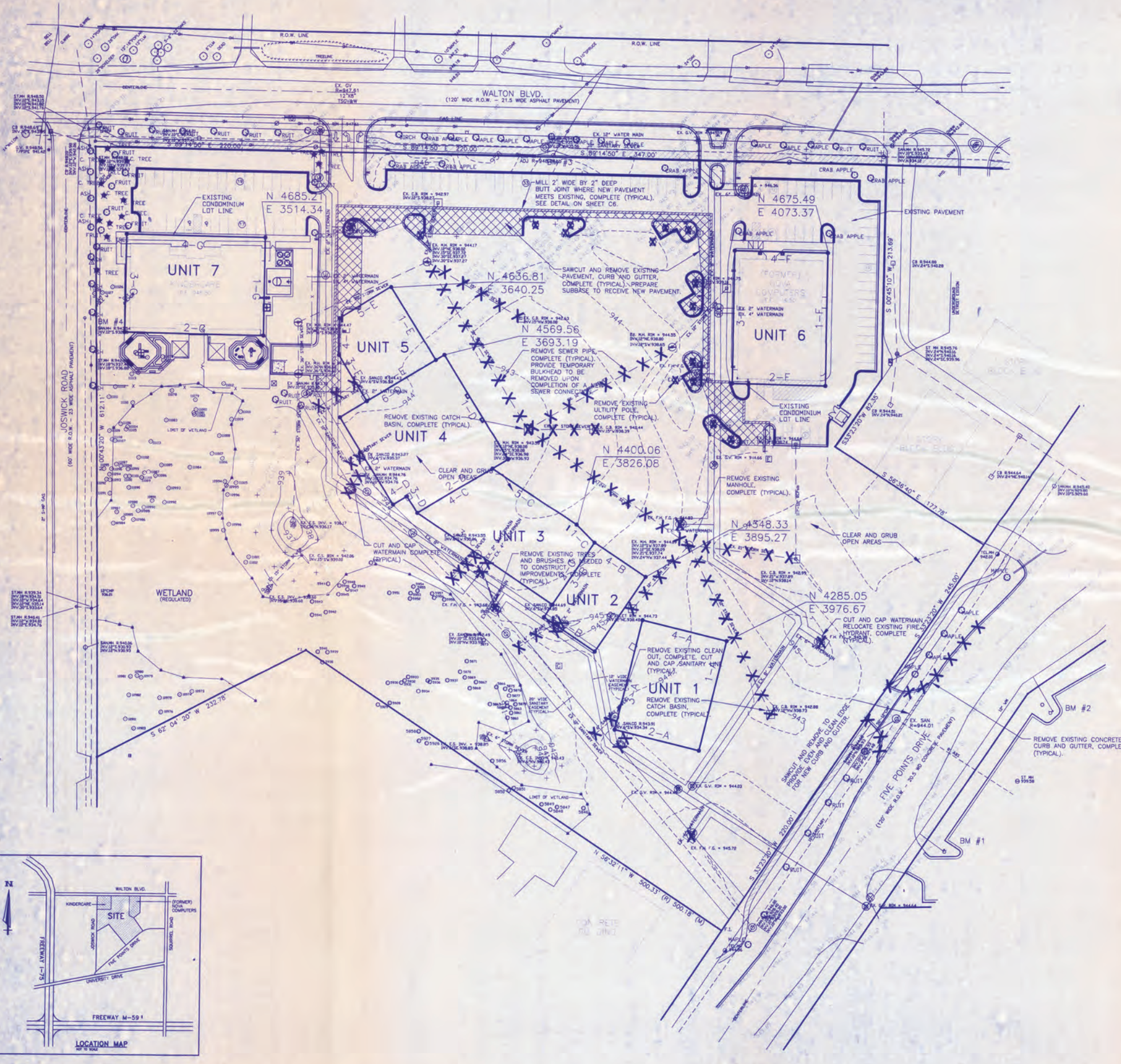
A2.02 ELEVATIONS SOUTH AND EAST

A3.01 BUILDING SECTIONS

A3.02 BUILDING SECTIONS

Jeff T. Chen
2.20.02

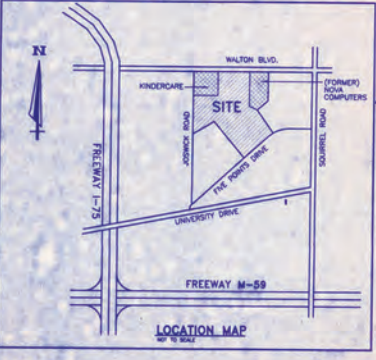
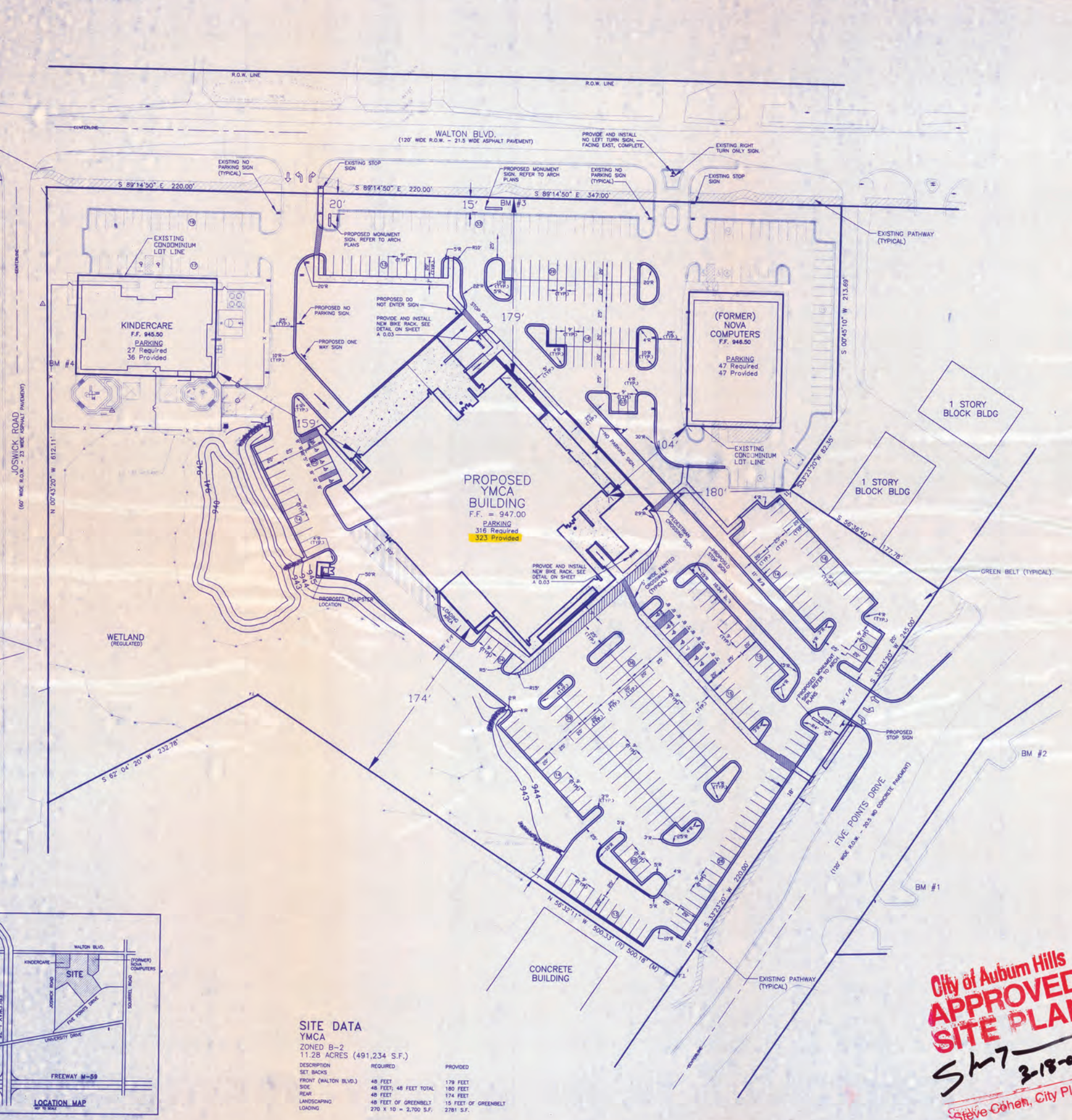
GWE #16031



UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
(H) = UTILITY SHOWN FROM RECORDS OR PLANS, & FIELD LOCATED WHERE POSSIBLE.
PRIOR TO THE PLANNED BUILDING IMPROVEMENTS, AND/OR CONSTRUCTION, THE RESPECTIVE UTILITY COMPANIES MUST BE NOTIFIED TO STAKE THE PRECISE LOCATION OF THEIR UTILITIES.

WETLAND TREE INDEX

NOT TO BE REMOVED		
05000 TREE	05075 TREE	05090 TREE
05001 TREE	05076 TREE	05091 TREE
05002 TREE	05077 TREE	05092 TREE
05003 TREE	05078 TREE	05093 TREE
05004 TREE	05079 8" POPLAR	05094 TREE
05005 TREE	05080 10" POPLAR	05095 TREE
05006 TREE	05081 10" POPLAR	05096 TREE
05007 TREE	05082 11" POPLAR	05097 TREE
05008 TREE	05083 11" POPLAR	05098 TREE
05009 TREE	05084 11" POPLAR	05099 TREE
05010 TREE	05085 11" POPLAR	05100 TREE
05011 TREE	05086 11" POPLAR	05101 TREE
05012 TREE	05087 12" WALNUT	05102 TREE
05013 TREE	05088 13" ash	05103 TREE
05014 TREE	05089 13" ash	05104 TREE
05015 TREE	05090 13" ash	05105 TREE
05016 TREE	05091 13" ash	05106 TREE
05017 TREE	05092 13" ash	05107 TREE
05018 TREE	05093 13" ash	05108 TREE
05019 TREE	05094 13" ash	05109 TREE
05020 TREE	05095 13" ash	05110 TREE
05021 TREE	05096 13" ash	05111 TREE
05022 TREE	05097 13" ash	05112 TREE
05023 TREE	05098 13" ash	05113 TREE
05024 TREE	05099 13" ash	05114 TREE
05025 TREE	05100 13" ash	05115 TREE
05026 TREE	05101 13" ash	05116 TREE
05027 TREE	05102 13" ash	05117 TREE
05028 TREE	05103 13" ash	05118 TREE
05029 TREE	05104 13" ash	05119 TREE
05030 TREE	05105 13" ash	05120 TREE
05031 TREE	05106 13" ash	05121 TREE
05032 TREE	05107 13" ash	05122 TREE
05033 TREE	05108 13" ash	05123 TREE
05034 TREE	05109 13" ash	05124 TREE
05035 TREE	05110 13" ash	05125 TREE
05036 TREE	05111 13" ash	05126 TREE
05037 TREE	05112 13" ash	05127 TREE
05038 TREE	05113 13" ash	05128 TREE
05039 TREE	05114 13" ash	05129 TREE
05040 TREE	05115 13" ash	05130 TREE
05041 TREE	05116 13" ash	05131 TREE
05042 TREE	05117 13" ash	05132 TREE
05043 TREE	05118 13" ash	05133 TREE
05044 TREE	05119 13" ash	05134 TREE
05045 TREE	05120 13" ash	05135 TREE
05046 TREE	05121 13" ash	05136 TREE
05047 TREE	05122 13" ash	05137 TREE
05048 TREE	05123 13" ash	05138 TREE
05049 TREE	05124 13" ash	05139 TREE
05050 TREE	05125 13" ash	05140 TREE
05051 TREE	05126 13" ash	05141 TREE
05052 TREE	05127 13" ash	05142 TREE
05053 TREE	05128 13" ash	05143 TREE
05054 TREE	05129 13" ash	05144 TREE
05055 TREE	05130 13" ash	05145 TREE
05056 TREE	05131 13" ash	05146 TREE
05057 TREE	05132 13" ash	05147 TREE
05058 TREE	05133 13" ash	05148 TREE
05059 TREE	05134 13" ash	05149 TREE
05060 TREE	05135 13" ash	05150 TREE
05061 TREE	05136 13" ash	05151 TREE
05062 TREE	05137 13" ash	05152 TREE
05063 TREE	05138 13" ash	05153 TREE
05064 TREE	05139 13" ash	05154 TREE
05065 TREE	05140 13" ash	05155 TREE
05066 TREE	05141 13" ash	05156 TREE
05067 TREE	05142 13" ash	05157 TREE
05068 TREE	05143 13" ash	05158 TREE
05069 TREE	05144 13" ash	05159 TREE
05070 TREE	05145 13" ash	05160 TREE
05071 TREE	05146 13" ash	05161 TREE
05072 TREE	05147 13" ash	05162 TREE
05073 TREE	05148 13" ash	05163 TREE
05074 TREE	05149 13" ash	05164 TREE
05075 TREE	05150 13" ash	05165 TREE
05076 TREE	05151 13" ash	05166 TREE
05077 TREE	05152 13" ash	05167 TREE
05078 TREE	05153 13" ash	05168 TREE
05079 TREE	05154 13" ash	05169 TREE
05080 TREE	05155 13" ash	05170 TREE
05081 TREE	05156 13" ash	05171 TREE
05082 TREE	05157 13" ash	05172 TREE
05083 TREE	05158 13" ash	05173 TREE
05084 TREE	05159 13" ash	05174 TREE
05085 TREE	05160 13" ash	05175 TREE
05086 TREE	05161 13" ash	05176 TREE
05087 TREE	05162 13" ash	05177 TREE
05088 TREE	05163 13" ash	05178 TREE
05089 TREE	05164 13" ash	05179 TREE
05090 TREE	05165 13" ash	05180 TREE
05091 TREE	05166 13" ash	05181 TREE
05092 TREE	05167 13" ash	05182 TREE
05093 TREE	05168 13" ash	05183 TREE
05094 TREE	05169 13" ash	05184 TREE
05095 TREE	05170 13" ash	05185 TREE
05096 TREE	05171 13" ash	05186 TREE
05097 TREE	05172 13" ash	05187 TREE
05098 TREE	05173 13" ash	05188 TREE
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05107 TREE	05182 13" ash	05197 TREE
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05301 TREE		



SITE DATA		
YMCA		
ZONED B-2		
11.28 ACRES (491,234 S.F.)		
DESCRIPTION	REQUIRED	PROVIDED
SET BACKS		
FRONT (WALTON BLVD.)	48 FEET	178 FEET
SIDE	48 FEET; 48 FEET TOTAL	180 FEET
REAR	48 FEET	174 FEET
LANDSCAPING	48 FEET OF GREENBELT	15 FEET OF GREENBELT
LOADING	270 X 10 = 2,700 S.F.	2781 S.F.

City of Auburn Hills
APPROVED SITE PLAN
Sh7
2-18-02
Steve Cohen, City Planner

PARKING ANALYSIS

PROPOSED NORTH OAKLAND YMCA				
Room Name	Net Floor Area	Floor Area/ Occupant	Number of Occupants	Posted Occupancy
102 Reception	336 sqft	100	4	
105 Childwatch	1252 sqft	35	36	
108 Multipurpose Room	913 sqft	50	19	
109 Family Center	506 sqft	20	26	
110 Teaching Kitchen	172 sqft	50	4	
116 Aquatics Director	150 sqft	100	2	175
118 Natatorium	8931 sqft	100	1	
120 Lifeguard Office	81 sqft	100	1	
125 Gymnasium	6807 sqft	100	5	400
138 Administrative Office	322 sqft	100	1	
139 Member Services	128 sqft	100	1	
140 Executive Director	103 sqft	100	1	
141 The Room	61 sqft	100	1	
Total First Level Occupancy				675

Room Name	Net Floor Area	Floor Area/ Occupant	Number of Occupants	Posted Occupancy
202 Aerobics	1684 sqft	50	36	
203 Spinning	681 sqft	50	14	
205 Staff Lounge	141 sqft	100	2	
206 Office	614 sqft	100	6	
212 Wellness Center	4926 sqft	50	99	
213 Screening Room	223 sqft	100	2	
214 Check-in	147 sqft	100	1	
216 Track	3392 sqft	actual no.	35	
217 Laundry	121 sqft	100	1	
Total Second Level Occupancy				196

Room Name	Net Floor Area	Floor Area/ Occupant	Number of Occupants	Posted Occupancy
300 Total floor area	4560 sqft			
Programmed area	3728 sqft	50	75	
(80% of total)				
Total Third Level Occupancy				75

*Occupant load is "0" for all toilet rooms, locker rooms, storage rooms, mechanical rooms and circulation spaces for non-simultaneous occupancy.
TOTAL OCCUPANCY 946
REQUIRED 1 SPACE PER 3 OCCUPANTS
TOTAL SPACES REQUIRED 316

TOTAL PARKING REQUIRED 316 SPACES WHICH INCLUDES
12 BARRIER FREE SPACES OUT OF WHICH 2 ARE VAN ACCESSIBLE
TOTAL PARKING PROVIDED 317 SPACES WHICH INCLUDES
12 BARRIER FREE SPACES OUT OF WHICH 3 ARE VAN ACCESSIBLE

GENERAL NOTES

- ALL LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES. THE LIGHTING SHALL BE AT LEAST 1/4 LUMEN PER SQ. FT. OF PARKING AREA.
- SIGNS SHALL MEET THE REQUIREMENTS OF ZONING ORDINANCE NO. 372.
- NO OUTSIDE STORAGE WILL BE ALLOWED, WHICH INCLUDES PALLET STORAGE, OVERNIGHT VEHICLES, OR TRAILER STORAGE.
- GROUND MOUNTED TRANSFORMERS AND ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED PER ZONING ORDINANCE NO. 372.
- PARKING SPACES SHALL BE DOUBLE STRIPED PER ZONING ORDINANCE NO. 372.
- AN ENVIRONMENTAL IMPACT STATEMENT IS NOT REQUIRED.
- A LAND DIVISION OR COMBINATION IS NOT REQUIRED.
- SPECIAL LAND USE (SLU) FOR RECREATION FACILITY, BUILDING HEIGHT AND CHANGABLE COPY SIGN.

ADDITIONAL NOTES

- CONTRACTOR SHALL SECURE AND COMPLY WITH ALL REQUIREMENTS OF ALL PERMITS REQUIRED FOR THIS WORK.
- CONTRACTOR SHALL NOT OBSTRUCT TRAFFIC ON PUBLIC ROADS EXCEPT AS AUTHORIZED BY PERMIT.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF AUBURN HILLS & ANY FEDERAL, STATE AND COUNTY AGENCIES HAVING JURISDICTION OVER THE WORK.
- CALL MISS DIG (1-800-482-7171) THREE WORKING DAYS (72 HOURS) PRIOR TO THE START OF ANY CONSTRUCTION.
- ALL ITEMS TO BE REMOVED SHALL BE REMOVED COMPLETELY INCLUDING: FOUNDATION AND ATTACHMENTS, TREE STUMPS AND ROOT STRUCTURES, PAVEMENT BASE MATERIAL, ABANDONED FENCES, PILES, ETC. AND SHALL BE PROPERLY DISPOSED OF OFF-SITE.
- GREAT CARE SHALL BE TAKEN BY ALL CONTRACTORS TO AVOID DAMAGE TO VEGETATION OUTSIDE THE LIMITS OF CONSTRUCTION AND TO KEEP THE CONSTRUCTION AREA TO A MINIMUM. DRIVING AND PARKING VEHICLES AND STORAGE OF MATERIALS AND SUPPLIES SHALL NOT BE PERMITTED OUTSIDE THE LIMITS OF CONSTRUCTION.
- AREAS REQUIRING RESTORATION SHALL BE REPAIRED USING MATERIALS OF AT LEAST EQUAL QUALITY AND SHALL BE INSTALLED PROMPTLY AFTER COMPLETION OF THE DISRUPTIVE WORK SO AS TO MINIMIZE INCONVENIENCE AND UNSIGHTLINESS. RESTORATION WORK REQUIRES INSPECTION AND APPROVAL OF THE PERMITTING AGENCY AND THE OWNER.
- EROSION AND ANY SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED WITHIN THE WORK AREA AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS. WATERWAYS INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES, PONDS, AND WETLANDS.
- THE CONTRACTOR SHALL PRESERVE NATURAL VEGETATION AS MUCH AS POSSIBLE, PROTECT ALL EXISTING TREES, INCLUDING THEIR BRANCHES AND ROOTS, FROM DAMAGE DUE TO THIS WORK UNLESS REMOVAL IS REQUIRED TO COMPLETE CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE WITH ALL APPLICABLE NPDES REGULATIONS, INCLUDING INSPECTION, RESTORATION, AND RECORD KEEPING REQUIREMENTS.
- ALL UTILITY TRENCHES BELOW OR WITHIN 3 FEET OF THE EDGE OF EXISTING OR PROPOSED PAVEMENTS SHALL HAVE FULL DEPTH COMPACTED SAND BACKFILL. ALL UTILITY WORK SHALL BE PROPERLY PERMITTED, INSPECTED AND APPROVED. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL REGULATIONS AND REQUIREMENTS IMPOSED UPON THIS WORK. REFER TO THE VARIOUS UTILITY STANDARD CONSTRUCTION DETAIL SHEETS.
- ALL TRENCHES ACROSS ROADWAYS, DRIVEWAYS, SIDEWALKS AND PARKING LOTS SHALL BE COMPACTED TO 98% PROCTOR (MINIMUM).
- MAINTAIN 18 INCHES MINIMUM VERTICAL SEPARATION BETWEEN ALL UTILITY CROSSINGS AND 10 FEET MINIMUM HORIZONTAL SEPARATION BETWEEN ALL UTILITIES.
- ALL STORM SEWER PIPE SHALL BE C-75, CL IV TONGUE AND GROOVE, RUBBER GASKET (PREMIUM JOINT) UNLESS OTHERWISE NOTED.
- ALL PUBLIC WATER MAIN SHALL BE CL 54 DUCTILE IRON PIPE AND BE LOCATED WITHIN A 12 FOOT WIDE EASEMENT, UNLESS OTHERWISE NOTED.
- SANITARY LEAD SHALL BE 6" ABS SDR 23.5.
- DOMESTIC WATER LEADS SHALL BE 2" K-COPPER PIPE.
- FIRE DEPARTMENT CONNECTION SHALL BE 4" DUCTILE IRON PIPE WITH SHUT OFF VALVE. SHAMOSE CONNECTION SHALL BE PROVIDED.
- CONNECTION TO THE EXISTING WATER MAIN SHALL BE MADE ONLY AFTER THE HYDROSTATIC AND THE BACTERIOLOGICAL TESTS HAVE BEEN SUCCESSFULLY COMPLETED AND APPROVED BY THE CITY ENGINEER. CONNECTION SHALL ONLY BE MADE IN THE PRESENCE OF THE CITY INSPECTOR CONNECTION FOR THE PURPOSE OF "FLUSHING" SHALL NOT BE ALLOWED.
- ALL BARRIER FREE RAMP SHALL BE PLACED IN FRONT OF EVERY DESIGNATED BARRIER FREE STALL.
- ALL BARRIER FREE RAMP SHALL BE A.D.A. COMPLIANT.
- ALL CONCRETE SIDEWALKS ABUTTING ASPHALT PAVEMENT SHALL BE CONSTRUCTED PER THE THICKENED EDGE WALKS WITH A 6" FACE, EXCEPT AS NOTED FOR RAMP AND TAPERS.
- SEE ARCHITECTURAL PLANS FOR BUILDING CONSTRUCTION DETAIL.
- ASPHALT PAVEMENT SECTION SHALL CONSIST OF 4" ASPHALT (MOOT 1100T, 1100L) ON 8" - 10" MOOT 21AA.
- LOADING AREA SLAB SHALL CONSIST OF 3500 PSI 8" REINFORCED CONCRETE WITH MINIMUM 6X6-W2.9XW2.9 WELDED WIRE MESH ON 6" COMPACTED SAND.

SCALE: 1"=40'
40' 0 40'

NOT FOR CONSTRUCTION
SIDWELL NUMBER

ISSUE:	
9/10/01	PRELIMINARY SUBMITTAL
10/26/01	SITE PLAN SUBMITTAL
12/12/01	SOIL EROSION PERMIT
12/21/01	REVISED SITE PLAN SUBMITTAL
01/23/02	REVISED SITE PLAN SUBMITTAL
02/04/02	REVISED SITE PLAN
02/18/02	REVISED SITE PLAN
02/20/02	FINAL SITE PLAN
DATE:	
9/10/01	PRELIMINARY SUBMITTAL
10/26/01	SITE PLAN SUBMITTAL
12/12/01	SOIL EROSION PERMIT
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02/18/02	REVISED SITE PLAN
02/20/02	FINAL SITE PLAN

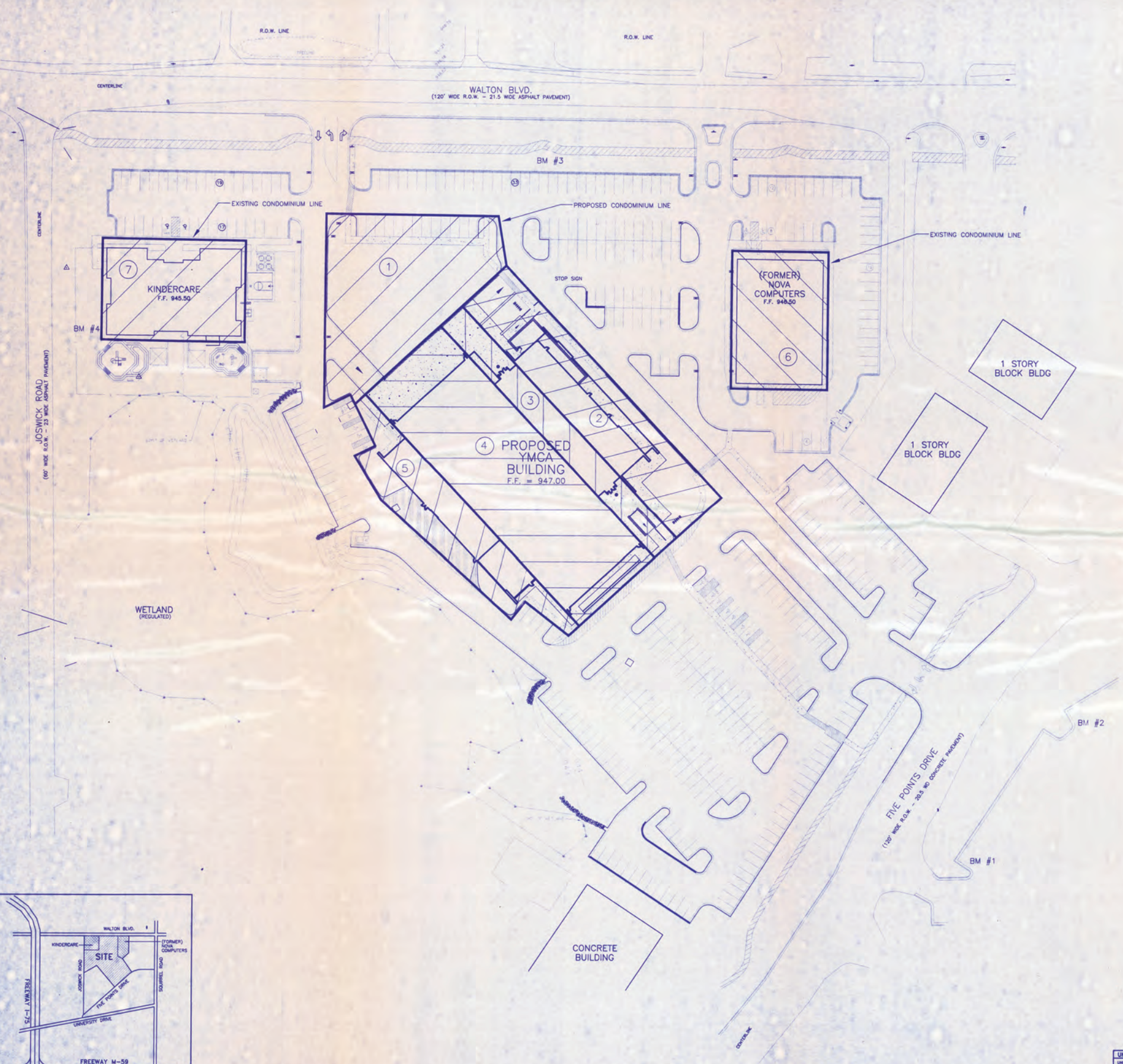
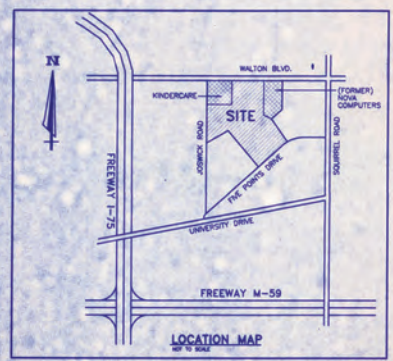


PRINCIPAL:	LL
PROJ. MNGR:	SC
DESIGN:	TT
DRAWN:	TT
IND. REVIEW:	STC
SECTION:	13
T- 3 -N-R- 10 -E-	

PROPRIETOR:
YMCA OF METROPOLITAN DETROIT
10900 HARPER AVENUE
DETROIT, MICHIGAN 48213
(313) 267-5300 X339

GWE
Giffels-Webster Engineers, Inc.
ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
407 E. FORT STREET, SUITE 600 DETROIT, MI 48226
(313) 962-4442

SHEET TITLE:	
SITE LAYOUT PLAN	
YMCA	
AUBURN HILLS, OAKLAND COUNTY, MICHIGAN	
DATE:	
02/18/02	
SCALE:	
1" = 40'	
SHEET:	
SP1	
JOB:	
16031	



UNIT DATA		
UNITS	ACRES	S.F.
UNIT 1	0.502	21648.99
UNIT 2	0.403	17644.40
UNIT 3	0.188	8218.08
UNIT 4	0.884	38788.27
UNIT 5	0.381	16585.82

City of Auburn Hills
**APPROVED
SITE PLAN**
Shur
3-18-02
Steve Cohen, City Planner

SCALE: 1"=40'
40' 0 40'

NOT FOR CONSTRUCTION
SIDWELL NUMBER
14-13-126-015 (UNIT 1)
14-13-126-016 (UNIT 2)
14-13-126-017 (UNIT 3)
14-13-126-018 (UNIT 4)
14-13-126-019 (UNIT 5)

DATE		ISSUE
9/10/01	PRELIMINARY SUBMITTAL	
10/26/01	SITE PLAN SUBMITTAL	
12/12/01	SOIL EROSION PERMIT	
12/21/01	REVISED SITE PLAN SUBMITTAL	
01/23/02	REVISED SITE PLAN SUBMITTAL	
02/04/02	REVISED SITE PLAN	
02/18/02	FINAL REVISED SITE PLAN	



PRINCIPAL:	LL
PROJ. MNGR:	SC
DESIGN:	TT
DRAWN:	TT
IND. REVIEW:	STC
SECTION:	1.3
T- 3 -N-R- 10 -E-	

PROPRIETOR:
YMCA OF METROPOLITAN DETROIT
10900 HARPER AVENUE
DETROIT, MICHIGAN 48213
(313) 267-5300 X339

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407 E. FORT STREET, SUITE 600 DETROIT, MI 48226
(313) 962-4442

SHEET TITLE:	REVISED CONDOMINIUM LAYOUT
DATE:	02/18/02
SCALE:	1" = 40'
SHEET:	C2
JOB:	16031



SOIL EROSION QUANTITY TABLE

DESCRIPTION	QUANTITY
SEDIMENT CONTROL FENCING	1280 LF.
TEMPORARY INLET SEDIMENT FILTER	12 EA.
MUD MAT	1 EA.

FOR PREVIOUS EROSION CONTROL WORK, REFER TO OODC SOIL EROSION AND SEDIMENTATION CONTROL PERMIT NO. AHC/97-0126/13/CO. APPROVED MARCH 21, 1997, AUBURN TOWN SQUARE, ONE PROJECT #14309

EROSION CONTROL SEQUENCE

1. INSTALL MUD MATS, SILT FENCE AND INLET FILTERS AT ALL EXISTING LOCATIONS AS SHOWN AND AS REQUIRED TO ACHIEVE ON-SITE CONTAINMENT.
2. INSTALL STORM SEWER AND ALL ASSOCIATED STORM WATER IMPROVEMENTS AS SHOWN ON PLANS. IMMEDIATELY INSTALL INLET FILTERS AT ALL CATCH BASINS.
3. ROUGH GRADE THE PROJECT "WORK AREA" AS NEEDED.
4. INSTALL SANITARY SEWER AS SHOWN ON PLANS.
5. INSTALL WATER MAIN AS SHOWN ON PLANS.
6. INSTALL OTHER UTILITIES (GAS, ELECTRIC, PHONE, CABLE, ETC.).
7. INSTALL PAVEMENT COMPLETE AND SEED & MULCH ALL DISTURBED AREAS.
8. CLEAR ALL ACCUMULATED SILT AND REMOVE ALL EROSION CONTROL DEVICES.
9. INSTALL LANDSCAPING MATERIALS AS INDICATED PER PLANS & RE-SEED, FERTILIZE AND MULCH ALL DISTURBED AREAS.

EROSION CONTROL STANDARDS

1. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE OKLAHOMA COUNTY DRAIN COMMISSIONER.
2. DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR FOR EFFECTIVENESS OF EROSION AND SEDIMENTATION CONTROL MEASURES AND ANY NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY.
3. EROSION AND ANY SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED WITHIN THE WORK AREA AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS, INCLUDING BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES, PONDS, AND WETLANDS.
4. CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS DIRECTED ON THESE PLANS AND WHENEVER OTHERWISE REQUIRED BY THE WORK. THE CONTRACTOR SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES, AND OTHER CHANGES HAVE BEEN ACCOMPLISHED.
5. STAGING OF THE WORK WILL BE DONE BY THE CONTRACTOR AS DIRECTED IN THESE PLANS AND AS REQUIRED TO ENSURE PROGRESSIVE STABILIZATION OF DISTURBED EARTH. APPROPRIATE MEASURES SHALL BE TAKEN TO PREVENT WIND EROSION FROM BLOWING SOILS OFF SITE.
6. SOIL EROSION CONTROL PRACTICES WILL BE ESTABLISHED IN EARLY STAGES OF CONSTRUCTION BY THE CONTRACTOR. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERMANENT DEFENSE AGAINST ANY TRANSPORTING OF DIRT OFF THE WORK AREA.
7. PROTECT ALL EXISTING TREES, INCLUDING THEIR BRANCHES AND ROOTS, FROM DAMAGE DUE TO THIS WORK UNLESS SPECIFICALLY IDENTIFIED FOR REMOVAL.
8. VEGETATION STABILIZATION OF ALL DISTURBED AREAS SHALL BE ESTABLISHED WITHIN 15 DAYS OF COMPLETION OF FINAL GRADING.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE WITH ALL APPLICABLE NPDES REGULATIONS, INCLUDING INSPECTION, RESTORATION, AND RECORD KEEPING REQUIREMENTS.
10. THE LOCATION OF THE SEDIMENT CONTROL FENCING INDICATED ON THIS PLAN IS ONLY APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND MAINTAINING THIS FENCING TO ENSURE SOIL EROSION CONTROL THROUGHOUT CONSTRUCTION.
11. CONSTRUCTION ACCESS TO THE SITE IS ONLY LIMITED TO THE TWO ENTRANCES ALONG THE EASTERN PROPERTY LINE.
12. CONTRACTOR NEEDS TO TAKE NECESSARY MEASURES TO PROTECT ADJACENT DEVELOPMENTS.
13. STORAGE OF MATERIALS AND EQUIPMENT NEED TO BE STORED WITHIN THE SITE BOUNDARY AT ALL TIMES.

REVISED STORM WATER RUN-OFF/DETENTION CALCS

FOR PREVIOUS STORM WATER DETENTION WORK, REFER TO CITY OF AUBURN HILLS DPW PERMIT NO. C-16334, AUBURN TOWN SQUARE, ONE PROJECT #14309.

1. Design Criteria
The total development site is 11.27 ac. Lots 4, 6 and 7 (8.54 ac) are within the Hobart Drain District which has not been improved to receive runoff from this area based on an imperviousness factor of 0.60. This provides the development site with an allowable discharge of 19.4 cfs for a 10 yr. design storm frequency. The total allowable flow from this district (11.0 acres) into the Hobart Drain is 26 cfs (ref. OHM calcs). The existing 12" CMP from the wetland to the Hobart Drain shall be maintained. The outlet pipe from the on-site detention pond (sediment basin "A") shall be designed to discharge into the wetland of the allowable rate (19.4 cfs) less the flow rates developed from sediment basin "B" and the wetland itself.
2. Improved Site Imperviousness Analysis

Surface	Impervious %	Area	CA
Buildings	100	0.9	1.4 Acres
Parking	100	0.9	5.4 Acres
Wetland	100	1.0	1.5 Acres
Lawn	20	0.20	3.0 Acres
		11.3 Acres	8.22 Therefore $C_{imp} = 0.73$
3. Required Detention
A. Total Discharge Allowed = 19.4 cfs
B. Discharges

Entering Basin	C	Q	A	Q
Basin B	0.8	3.89	0.62	1.93
Wetland	1.0	3.89	1.50	5.84
Basin A	1.0	3.89	0.25	0.97
Basin B	1.0	3.89	0.15	0.58
Unaccounted for	0.25	3.89	1.94	1.89
Total				11.21

C. Discharge Allowed From Basin A
 $Q_0 = 19.4 \text{ cfs} - 11.21 \text{ cfs} = 8.19 \text{ cfs}$
D. Basin A Storage Requirement
 $A = \text{Total Area} - \text{Wetland} - \text{Entering Basin B} - \text{Basin B} - \text{Unaccounted for}$
 $A = 11.30 - 1.50 - 0.62 - 0.15 - 1.94$
 $A = 7.09 \text{ ACRES}$
 $C = 0.73$
 $Q_0 = \text{Allowable Discharge Rate/Imp. Acre}$
 $Q_0 = 8.19/7.09 \times 0.73 = 1.58 \text{ cfs}$
 $T_{10} = -25 + \frac{8562.5}{Q_0}$
 $T_{10} = -25 + \frac{8562.5}{1.58}$
 $T_{10} = 39.45$
 $V_{10} = \frac{(10500 \times T_{10})}{(T_{10} + 25)} - (40 \times Q_0 \times T_{10})$
 $V_{10} = \frac{(10500 \times 39.45)}{(39.45 + 25)} - (40 \times 1.58 \times 39.45)$
 $V_{10} = 3934 \text{ cfs/imp. Acre}$
 $V_1 = V_{10} \times \text{ACRES} \times C$
 $V_1 = 3934 \times 7.09 \times 0.73$
 $V_1 = 20,361 \text{ cf Required}$
E. Basin A Storage Provided
Proposed 10 Year High Water Elevation = 942.00
Area @ Elevation: 942.00 = 11,940 sf
941.00 = 9,145 sf
940.00 = 6,553 sf
939.00 = 2,167 sf

Volume = $H/3 \times (A_1 + A_2 + A_1 \times A_2)$
Total Proposed Volume (Between 939.00 - 942.00) = 22,479 cf; Therefore, Sufficient
F. Basin B Storage Requirement
Total Drainage Area (Designed) 0.83 Acres
Refer to Approved Construction Plans for Auburn Town Square - GWE #14309
City of Auburn Hills Permit #C-16334

Total Drainage Area (Provided) 0.82 Acres; Therefore Sufficient
G. Outlet Structure Size Requirement
Outlet Structure Size Requirement
 $A = Q_0 / (L \times 62.42 \text{ gph})$ where $Q_0 = 8.19 \text{ cfs}$ (Allow Discharge)
 $h = 942 - 940.25 = 1.75 \text{ ft}$ (Surcharge)
 $A = 8.19 / (62.42 \times 1.75) = 1,244 \text{ ft}^2 = 179 \text{ in}^2$ (Maximum Allowed Diameter)
Required Outlet Diameter = 15" (177 in²)
Existing Outlet Diameter = 15" (177 in²); Therefore Sufficient

DATE:	ISSUE:
9/10/01	PRELIMINARY SUBMITTAL
10/26/01	SITE PLAN SUBMITTAL
12/12/01	SOIL EROSION CONTROL PLAN SUBMITTAL
12/27/01	REVISED SITE PLAN SUBMITTAL
12/27/01	REVISED SITE PLAN SUBMITTAL
12/27/01	REVISED SITE PLAN SUBMITTAL
12/27/01	REVISED SITE PLAN SUBMITTAL
12/27/01	REVISED SITE PLAN SUBMITTAL



PRINCIPAL:	LL
PROJ. MNGR:	SC
DESIGN:	TT
DRAWN:	TT
IND. REVIEW:	STC
SECTION:	13
T-3-NR-10-E	

PROPRIETOR:
YMCA OF METROPOLITAN DETROIT
10500 HARPER AVENUE
DETROIT, MICHIGAN 48213
(313) 267-5300 x339

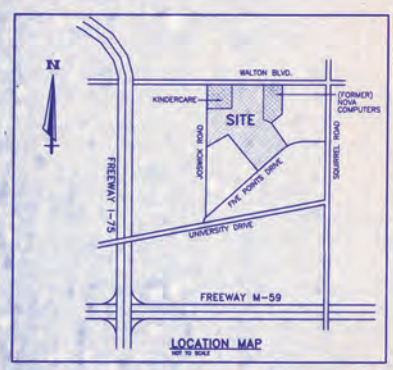
GWE
Giffels-Webster Engineers, Inc.
ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
407 E. FORT STREET, SUITE 600 DETROIT, MI 48226
(313) 962-4442

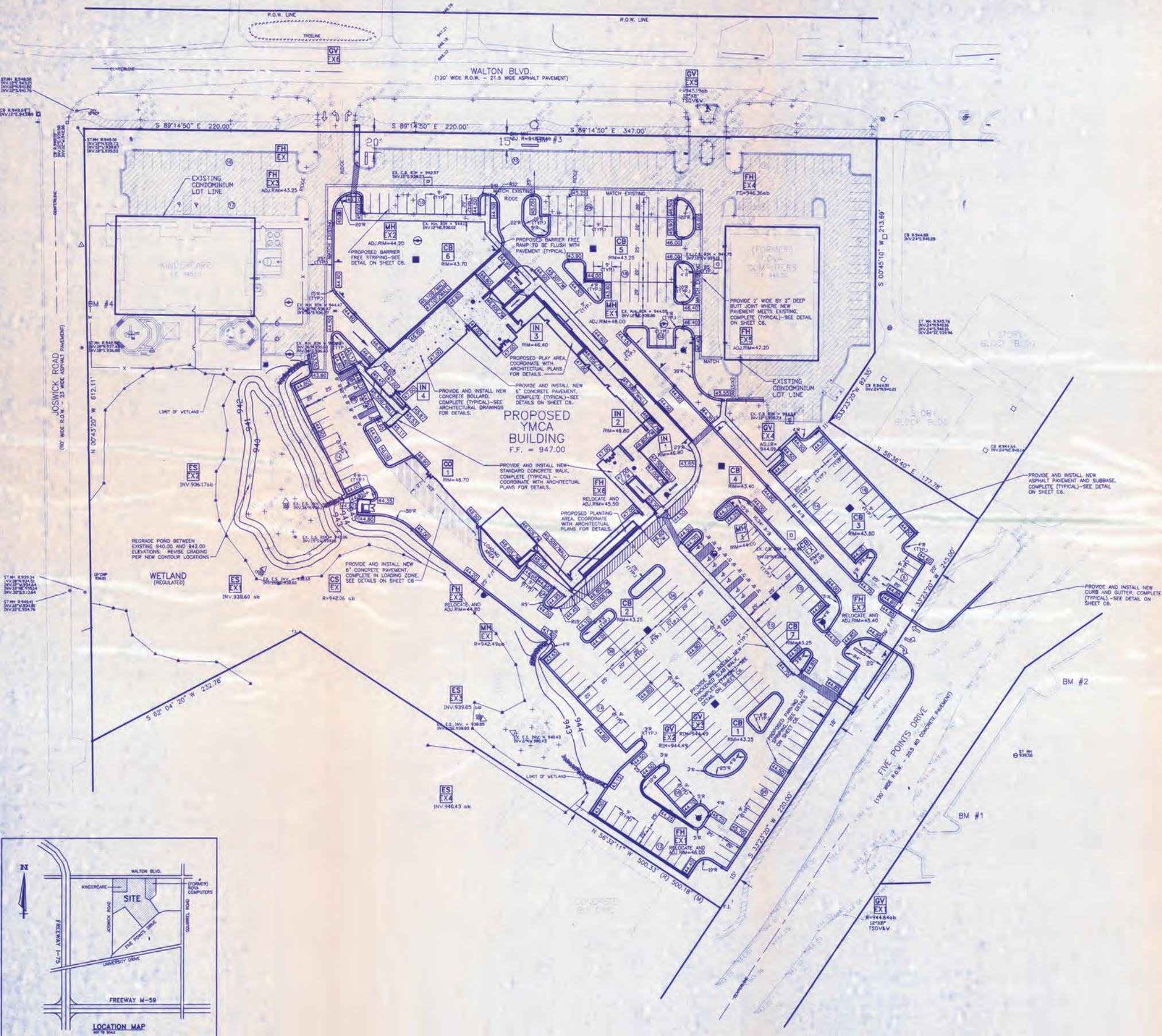
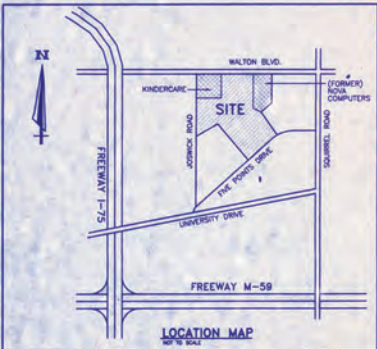
SOIL EROSION AND DRAINAGE PLAN
NORTH OAKLAND FAMILY YMCA
AUBURN HILLS, OKLAHOMA COUNTY, MICHIGAN
DATE: 02/18/02
SCALE: 1" = 40'
SHEET: C4
JOB: 16031

City of Auburn Hills
APPROVED SITE PLAN
Steve Cohen, City Planner
3-19-02

SCALE: 1"=40'
40' 0 40'

NOT FOR CONSTRUCTION
SIDWELL NUMBER
14-13-126-015 (UNIT 1)
14-13-126-016 (UNIT 2)
14-13-126-017 (UNIT 3)
14-13-126-018 (UNIT 4)
14-13-126-019 (UNIT 5)





PAVING NOTES

1. CONTRACTOR SHALL NOT PLACE ASPHALT WEARING COURSE UNTIL COMPLETION OF BUILDING CONSTRUCTION OR AS APPROVED BY THE ARCHITECT.
2. NO FROZEN MATERIAL SHALL BE PERMITTED AS BACKFILL MATERIAL UNDER ANY ROADWAY, DRIVEWAY OR PARKING AREA.
3. ALL C&G GRADES ARE GUTTER ELEVATION AT GUTTER PAN - SEE DETAILS ON SHEET C6 FOR FACE OF CURB, TOP OF CURB AND ASPHALT ADJUSTMENTS (UNLESS OTHERWISE NOTED).
4. INSTALL TRANSITION C&G AS REQUIRED TO MAINTAIN POSITIVE DRAINAGE, AT ALL STANDARD TO REVERSE CURB AND GUTTER TRANSITIONS. ALSO PROVIDE SPECIAL CURB TRANSITIONS BETWEEN CURBS OF VARYING CROSS SECTION.
5. ALL BARRIER FREE RAMP TO BE ADA COMPLIANT.
6. BUTT JOINTS SHALL BE AT ALL LOCATIONS WHERE AN EXISTING ASPHALT PAVEMENT SURFACE IS BEING DISTURBED BY REMOVALS AND/OR INSTALLATION OF NEW WORK.
7. GENERAL GRADING REQUIREMENTS ARE AS FOLLOWS:
 - A. FINISH GRADE AT EXISTING BUILDING SHALL MATCH BRICK LEDGES, GRADE LEVEL DOORWAYS OR BASEMENT WINDOWS.
 - B. MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS (+/- 2%)
 - C. SIDEWALK CROSS SLOPE +/- 2% UNLESS OTHERWISE NOTED (EXCLUDING RAMPS)
 - D. PAVEMENT SLOPES (1.0% MINIMUM, 4.0% MAXIMUM), UNIFORMITY BETWEEN FINISH GRADE ON PLANS
 - E. LAWN AREAS +/- 1% MINIMUM TO 25% (BENEFIT) MAXIMUM.
8. CONTRACTOR SHALL BE REQUIRED TO COORDINATE THE INSTALLATION OF GAS, ELECTRIC, PHONE, CABLE, SPRINKLERS, ETC. IN SUCH A MANNER THAT WILL FACILITATE THEIR PROPER INSTALLATION PRIOR TO PLACING THE PAVEMENT MATERIALS. ENSURE THAT ALL REQUIRED PIPES, CONDUITS, CABLES, AND SLEEVES ARE PROPERLY PLACED AND THAT THE TRENCHES ARE PROPERLY BACKFILLED AND COMPACTED.
9. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL EVALUATION REPORT AS PREPARED BY SOIL AND MATERIAL ENGINEERS, INC. (SME PROJECT NO. 000000, DATED XXXXXX XXXXX) FOR ALL GEOTECHNICAL REQUIREMENTS AND RECOMMENDATIONS.
10. ALL PAVEMENT AREAS SHOULD BE CLEARED AND GRUBBED BY REMOVING SURFACE VEGETATION, TOPSOIL, DEBRIS, AND OTHER DELETERIOUS MATERIALS.
11. THE PLACEMENT OF THE FINAL ASPHALT LIFT SHALL BE DELAYED UNTIL THE MAJORITY OF THE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED, OR AS APPROVED BY THE OWNER. A BOND COAT OF 55-1H EMULSION SHALL BE APPLIED (AT A RATE OF 0.1 GALLONS/SY.) BETWEEN THE LEVELING AND WEARING COURSES WHEN 48 HOURS HAVE ELAPSED BETWEEN PLACEMENTS.
12. THE FINAL SUBGRADE SHALL BE THOROUGHLY PROTECTED UNDER THE OBSERVATION OF THE SOILS ENGINEER.
13. AGGREGATE BASE SHALL EXTEND A MINIMUM OF 1 FOOT BEYOND THE PAVED EDGE/BACK OF CURB.
14. CONCRETE TRANSFORMER PADS SHALL BE INSTALLED WITH BUILDING CONSTRUCTION, CONTRACTOR SHALL COORDINATE THE INSTALLATION OF SERVICE LINES, CONDUIT, ETC. PRIOR TO PLACEMENT OF PAVEMENT.
15. ALL SIDEWALKS AND PATHWAYS IN ANY PUBLIC R.O.W. SHALL BE INSPECTED BY THE CITY ENGINEER. CONTACT NICOLE DABROWSKI AT (734) 522-8711 BEFORE CONSTRUCTION.
16. PERMANENT STRUCTURES OF ANY TYPE, INCLUDING BUT NOT LIMITED TO, TREES, LIGHT POLES, ORANGE STRUCTURES, SANITARY SEWERS, BENCHES, TRASH RECEPTACLES, ETC. WILL NOT BE ALLOWED WITHIN THE INFLUENCE OF THE PUBLIC WATER MAIN OR SANITARY SEWER EASEMENTS.

City of Auburn Hills
**APPROVED
SITE PLAN**
Sh7
3-18-02
Steve Cohen, City Planner

SCALE: 1"=40'
40' 0 40'

NOT FOR CONSTRUCTION
SIDWELL NUMBER

DATE	ISSUE
9/10/01	PRELIMINARY SUBMITTAL
9/25/01	SITE PLAN SUBMITTAL
10/25/01	SOIL EROSION PERMIT
12/21/01	REVISED SITE PLAN SUBMITTAL
01/23/02	REVISED SITE PLAN SUBMITTAL
02/04/02	REVISED SITE PLAN
02/18/02	FINAL REVISED SITE PLAN



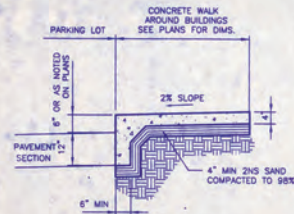
PRINCIPAL:	LL
PROJ. MGR:	SC
DESIGN:	TT
DRAWN:	TT
IND. REVIEW:	STC
SECTION:	13
T- 3 -N-R- 10 -E-	

PROPRIETOR:
YMCA OF METROPOLITAN DETROIT
10900 HARPER AVENUE
DETROIT, MICHIGAN 48213
(313) 267-5300 X339

GWE
Giffels-Webster Engineers, Inc.
ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
407 E. FORT STREET, SUITE 600 DETROIT, MI 48226
(313) 962-4442

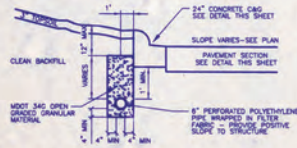
PAVING AND GRADING PLAN
NORTH OAKLAND FAMILY YMCA
AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

DATE:	02/18/02
SCALE:	1" = 40'
SHEET:	C5
JOB:	16031



THICKENED SLAB WALK
NOT TO SCALE

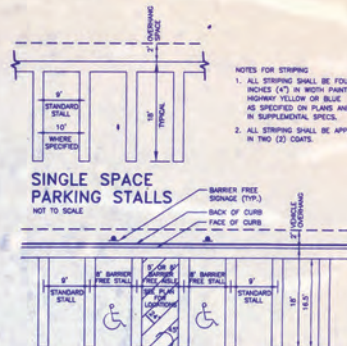
NOTE FOR SIDEWALKS:
1. USE 8" CONCRETE WALK IF WITHIN DRIVE APPROACH, INTERSECTION OR CALLED OUT ON PLANS. PLACE 2ND SAND AS REQUIRED TO OBTAIN GRADE AND COMPACT TO 98% MOD. PROCTOR.



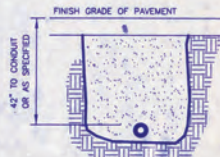
EDGEDRAIN DETAIL
NOT TO SCALE



STANDARD CONCRETE SIDEWALK DETAIL
NOT TO SCALE

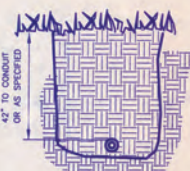


STRIPING DETAILS
NOT TO SCALE



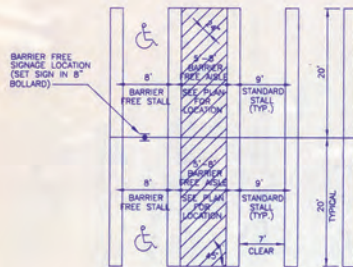
TRENCH "A"

COMPACTED SAND BACKFILL TO 98% MOD. PROCTOR (9" MAXIMUM LIFTS). USE BELOW OR WITHIN 1:1 INFLUENCE OF ROADS, DRIVES OR PARKING LOT PAVEMENTS.

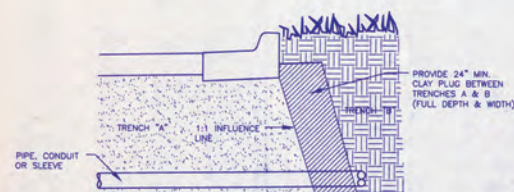


TRENCH "B"

BACKFILL WITH CLEAN SOILS AND COMPACT TO 95% MOD. PROCTOR



HEAD TO HEAD PARKING STALL STRIPING
NOT TO SCALE



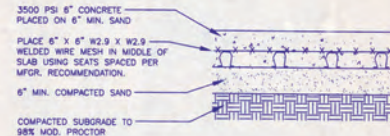
PLUG DETAIL

TRENCHING BACKFILL DETAILS

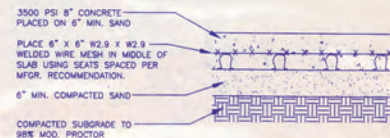
NOT TO SCALE
(FOR ELECTRICAL CONDUIT, IRRIGATION SLEEVES, EDGEDRAIN OUTLETS ETC.)



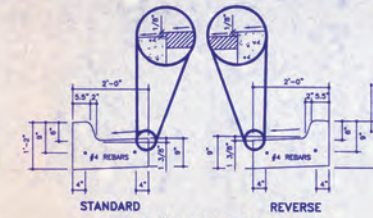
STANDARD DUTY ASPHALT PAVEMENT SECTION
NOT TO SCALE



6" REINFORCED CONCRETE SLAB
NOT TO SCALE

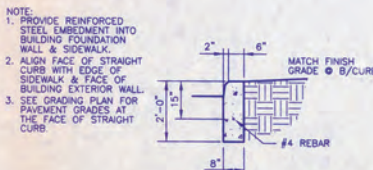


8" REINFORCED CONCRETE SLAB
NOT TO SCALE

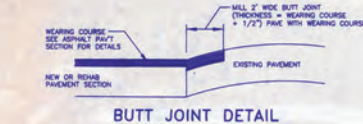


24" CONCRETE CURB & GUTTER DETAIL
NOT TO SCALE

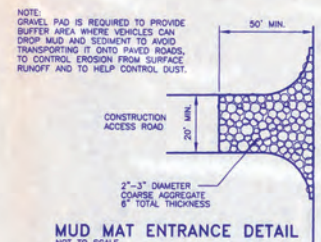
NOTE: USE MDOT 3SP CONCRETE-TYPICAL ALL C&G AND REFERENCE MDOT DETAIL 11-300 TYPE F4



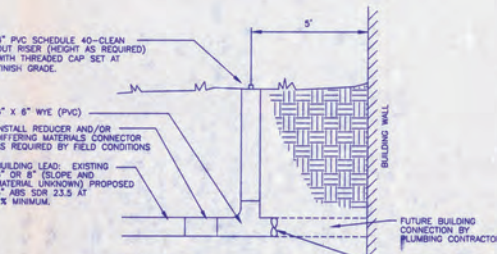
STRAIGHT CURB
NOT TO SCALE



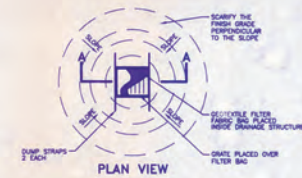
BUTT JOINT DETAIL
NOT TO SCALE



MUD MAT ENTRANCE DETAIL
NOT TO SCALE



CLEAN OUT DETAIL
NOT TO SCALE

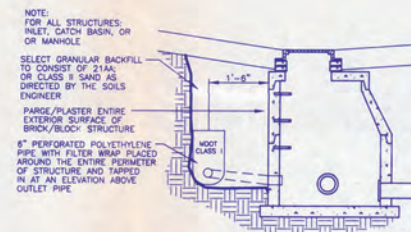


TEMPORARY INLET SEDIMENT FILTER
NOT TO SCALE

NOTE: TEMPORARY INLET SEDIMENT FILTER TO BE INSTALLED ON ALL PAVED CATCH BASINS OR STORM INLETS. INLET FILTER TO BE SIMILAR TO "STORMWATER" AS MANUFACTURED BY STORMWATER SERVICES CORPORATION (204-767-0441) OR "T-1600" AS MANUFACTURED BY ATLANTIC CONSTRUCTION FABRICS, INC. (800-448-3636). CLEAN FILTER AS NEEDED.



SEDIMENT CONTROL FENCING
NOT TO SCALE



STRUCTURE UNDERDRAIN DETAIL
NOT TO SCALE

DATE:	ISSUE:
9/10/01	PRELIMINARY SUBMITTAL
10/26/01	SITE PLAN SUBMITTAL
12/12/01	SOILS REPORT
12/26/01	SCOUR PLAN SUBMITTAL
02/26/02	REVISED SITE PLAN SUBMITTAL
02/26/02	REVISED SITE PLAN
02/19/02	FINAL REVISED SITE PLAN



PRINCIPAL:	LL
PROJ. MNGR:	SC
DESIGN:	TT
DRAWN:	TT
IND. REVIEW:	STC
SECTION:	13
T- 3 -N.R- 10 -E-	

PROPRIETOR:
YMCA OF METROPOLITAN DETROIT
10900 HARPER AVENUE
DETROIT, MICHIGAN 48213
(313) 267-5300 X339

GWE
Giffels-Webster Engineers, Inc.
ENGINEERS, LAND SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
407 E. FORT STREET, SUITE 600 DETROIT, MI 48226
(313) 962-4442

SHEET TITLE:
DETAILS
NORTH OAKLAND FAMILY YMCA
AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

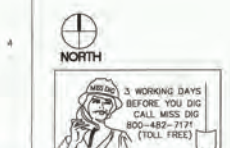
DATE:	02/18/02
SCALE:	1" = 50'
SHEET:	C7
JOB:	16031

City of Auburn Hills
APPROVED
SITE PLAN
547
3-18-02
Steve Corien, City Planner

**North Oakland
Family Y M C A**

Auburn Hills, Michigan

GRISHAM MERTZ ASSOCIATES
Landscape Architecture
Civil Engineering
3701
NORTH AVENUE
BIRMINGHAM, AL 35203
TEL 205 944 0770
FAX 205 944 0771



NO.	DATE	DESCRIPTION
1	02-18-2002	Site Plan Approval Revisions
2	02-18-2002	Site Plan Approval Revisions
3	02-18-2002	Site Plan Approval Revisions
4	02-18-2002	Site Plan Approval Revisions
5	02-18-2002	Site Plan Approval Revisions
6	02-18-2002	Site Plan Approval Revisions
7	02-18-2002	Site Plan Approval Revisions
8	02-18-2002	Site Plan Approval Revisions
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13	02-18-2002	Site Plan Approval Revisions
14	02-18-2002	Site Plan Approval Revisions
15	02-18-2002	Site Plan Approval Revisions
16	02-18-2002	Site Plan Approval Revisions
17	02-18-2002	Site Plan Approval Revisions
18	02-18-2002	Site Plan Approval Revisions
19	02-18-2002	Site Plan Approval Revisions
20	02-18-2002	Site Plan Approval Revisions

**City of Auburn Hills
APPROVED
SITE PLAN**
3-18-02
Steve Cohen, City Planner

Sheet Title: **LANDSCAPE PLAN**

Date: 02-18-2002 Scale: 1" = 40'-0"

Project Number: 2001010.00 CAD File

Sheet Number: 1

Note Key:

1. SOODED LAWN, TYP.
2. SEEDED LAWN, TYP.
3. 3" DEPTH SHREDDED BARK MULCH, TYP.
4. EXISTING TREES TO REMAIN, TYP.
5. STONE CLAD PLINTH - SEE ARCHITECTURAL PLANS.
6. WETLAND BUFFER ZONE
7. EXISTING LAWN TO REMAIN, SEED DISTURBED AREAS AS REQUIRED, TYP.
8. NEW SIGN, SEE ARCH. PLANS
9. EXISTING WETLAND LIMITS
10. EXISTING TREES INSTALLED UNDER PREVIOUS CONTRACT
11. CROWN AREA 12" ABOVE TOP OF CURB.
12. CROWN ISLAND 8" ABOVE TOP OF CURB.
13. LIMIT OF SEEDED LAWN
14. PROPERTY LINE
15. SEED DISTURBED AREAS AS REQUIRED WITH MEADOW LAWN, TYP.
16. TRANSPLANTED EXISTING TREE, TYP.
17. PROPOSED CONCRETE SIDEWALK, SEE CIVIL PLANS

Note:

ALL LANDSCAPE AREAS TO BE IRRIGATED

Landscape Requirements for Overall Site:

COLOR CODE	CATEGORY	MINIMUM REQUIRED	PROVIDED	NEW (Y/MCA)	EXISTING (MCA & NEW)
	TOTAL SITE AREA (Wetland Included):	452,225 sq. ft. (11.30 ac)	100,000 sq. ft.	100,000 sq. ft.	100,000 sq. ft.
	NET LANDSCAPE AREA REQUIRED (20% of Total Site Area):	90,445 sq. ft.	20,000 sq. ft.	20,000 sq. ft.	20,000 sq. ft.
	SITE AREA LANDSCAPING (1 Evergreen Deciduous Tree for every 3000 sq. ft. of required landscape area):	30	10	10	10
	PARKING INTERIOR LANDSCAPING AREAS (1 Tree per 1000 sq. ft.):	11	11	11	11
	STREET / FRONTAGE LANDSCAPING (1 Evergreen Deciduous Tree for every 1000 sq. ft. of frontage):	33	33	33	33
	Visitor Entrance (750 sq. ft.):	30	44	11	33
	Access Road (400 sq. ft.):	22	23	13	11
	Five Points Drive (400 sq. ft.):	26	26	14	12
	Total Landscape Trees	113	200	100	113

NOTE: 12 KINDERCARE AND (FORMER) NOVA COMPUTER SITE AREA LANDSCAPE TREES (WHICH WERE NOT REPLACEMENT TREES) WERE REMOVED AND REPLACED ON THE YMCA PLAN.

Replacement Tree Calculations:

Total Protected Trees On-Site	412
Total Protected Trees Removed	12
Total Protected Trees Saved	400
Total Trees to be replanted	200

Plant Material List - Replacement Trees

SYMBOL	CODE	QTY.	DESCRIPTION	COMMENTS	SPECIES %	GENUS %	10% max.	20% max.
	AR2.5	12	Acer rubrum 'Red Sunset' Red Sunset Maple, 2.5' cal	S&B, single straight trunk	5.9%	11.7%		
	AS2.5	12	Acer saccharum 'Green Mountain' Green Mountain Maple, 2.5' cal	S&B, single straight trunk	5.9%			
	FA2.5	20	Fraxinus americana Autumn Pledge Autumn Purple Ash, 2.5' cal	S&B, single straight trunk	9.8%	19.5%		
	FP2.5	20	Fraxinus pennsylvanica Patmore Ash, 2.5' cal	S&B, single straight trunk	9.8%			
	LB2.5	13	Liquidambar styraciflua Sweet Gum, 2.5' cal	S&B, single straight trunk	6.3%	6.3%		
	LT2.5	11	Liriodendron tulipifera Tiger Tree, 2.5' cal	S&B, single straight trunk	5.4%	5.4%		
	MG8	15	Metaxas glabra Dawn Redwood, 8' ft	S&B, unsheltered full to ground	7.3%	7.3%		
	MS10	15	Malus 'Serenity' Serenity Crab, 10' ft	S&B, single straight trunk	7.3%	7.3%		
	PC2.5	18	Pinus celtiana 'Aristocrat' Aristocrat Pine, 2.5' cal	S&B, single straight trunk, matched	8.8%	8.8%		
	PO8	5	Picea glauca White Spruce, 8' ft	S&B, unsheltered full to ground	2.4%	4.4%		
	PP8	4	Picea pungens Colorado Spruce, 8' ft	S&B, unsheltered full to ground	2.0%			
	PN8	30	Pinus nigra Austrian Pine, 8' ft	S&B, unsheltered full to ground	6.8%	9.8%		
	TC2.5	20	Tilia cordata 'Greenway' Greenway Linden, 2.5' cal	S&B, single straight trunk, matched	9.8%	4.9%		
	TD8	20	Taxodium distichum Common Bald Cypress, 8' ft	S&B, unsheltered full to ground	9.8%	9.8%		
	Total	200						

Graphic Legend:

- EXISTING TREES PREVIOUSLY INSTALLED BY KINDERCARE AND (FORMER) NOVA COMPUTERS
- EXISTING PROTECTED TREES SAVED NOT WITHIN THE DEVELOPMENT ENVELOPE
- TRANSPLANTED EXISTING TREES PREVIOUSLY INSTALLED BY KINDERCARE AND (FORMER) NOVA COMPUTERS

Plant Material List - Shrubs

CODE	QTY.	DESCRIPTION	COMMENTS
HS	105	Hemerocallis 'Stella D'Oro'	Plant 10" x 10"
JK6	36	Jurinea 'Yucca'	S&B, full to ground, 10" x 10"
JB24	45	Jurinea 'Yucca'	S&B, Plant 30" x 30"
SB24	216	Spiraea x 'Bum. Gulliver's Voyage'	Crown: 30" x 30"
TE24	50	Taxus m. 'Emory'	S&B, Plant 30" x 30"
RH	47	Rosa 'New Dawn'	Plant 20" x 20"
	Total	409	

North Oakland
Family YMCA

Auburn Hills, Michigan

KEYNOTES

CONCRETE

03300.A CONCRETE FOOTING
03300.E CONCRETE SLAB
03300.H REINFORCING BAR

MASONRY

04811.A CONCRETE MASONRY UNITS
04811.C GROUT FILL
04811.G WEAP HOLES
04811.J PRECAST CONCRETE SCUPPER
04852.A CAST STONE VENEER

METALS

05500.N GALVANIZED STEEL FASTENER
05520.A 1" DIA. STEEL PIPE
05520.E WIRE MESH INFILL PANEL
05520.F TUBE POST
05520.G WIRE MESH INFILL GATE

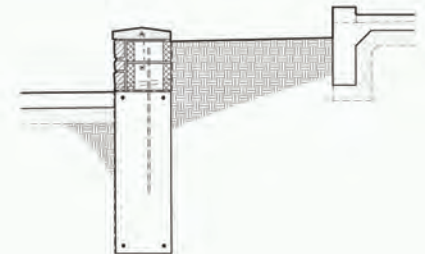
THERMAL & MOISTURE PROTECTION

07115.A DAMPROOFING
07820.C METAL FLASHING

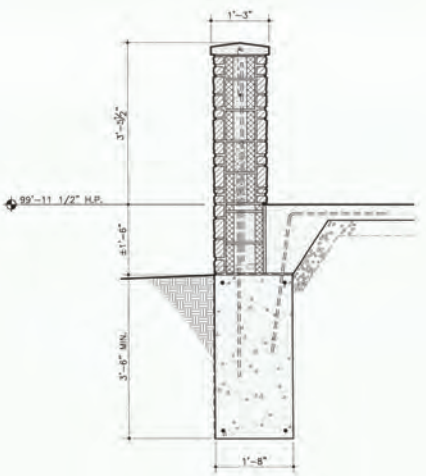
ELECTRICAL

16500.A LIGHT FIXTURE
16500.B LIGHTED BOLLARD

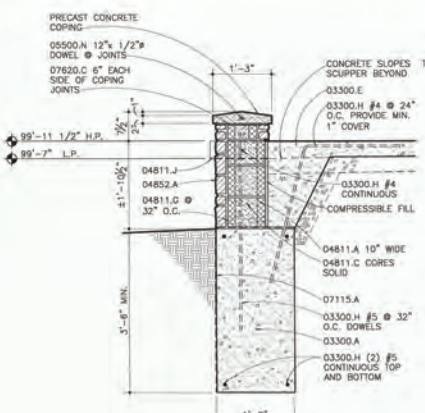
City of Auburn Hills
APPROVED
SITE PLAN
Sh-7
3-18-02
Steve Cohen, City Planner



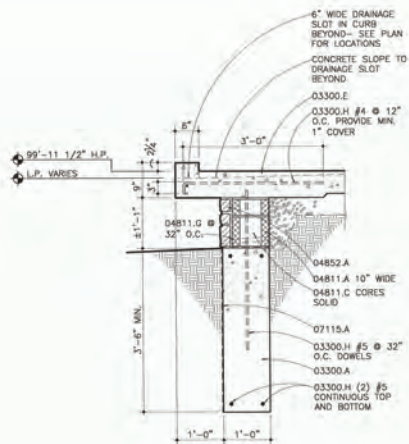
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SCALE: 3/4"=1'-0"
REF: A 0.02



D3 A 0.02 Plinth Detail
SCALE: 3/4"=1'-0"
REF: A 0.02



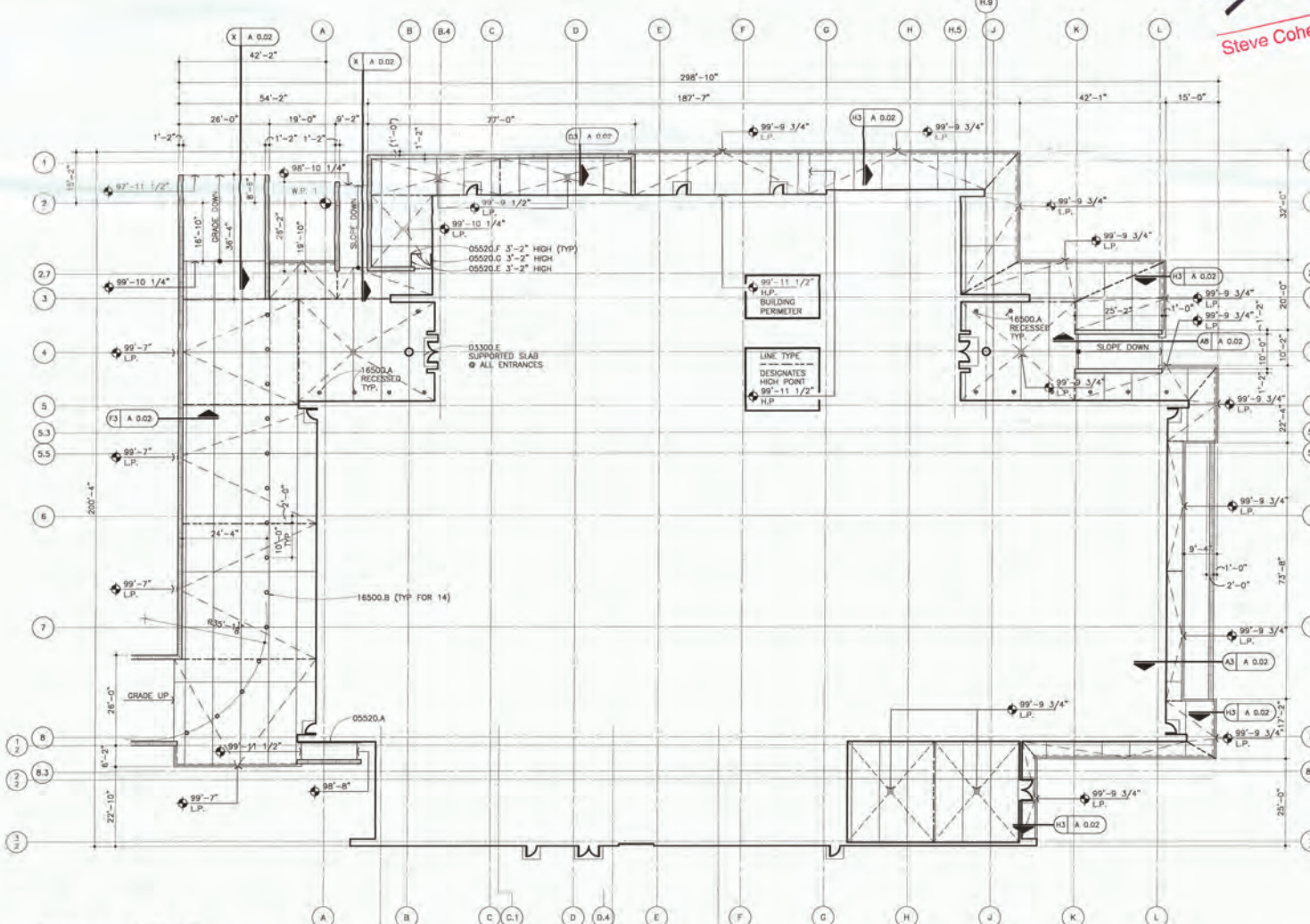
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REF: A 0.02



H3 A 0.02 Plinth Detail
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REF: A 0.02

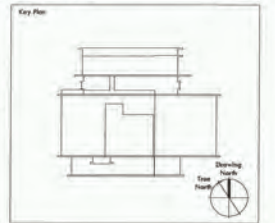


A8 A 0.02 Ramp Elevation
SCALE: 1/4"=1'-0"
REF: A 0.02



D8 A 0.02 Plinth Plan
SCALE: 1/16"=1'-0"
REF: A 0.02

No.	Description	Date
6	For Bids and Permit	02/08/02
5	Site Plan Approval	01/23/02
4	Site Plan Approval	12/21/01
3	Design Development	10/31/01
2	Zoning Submittal	10/18/01
1	Schematic Design Submittal	09/10/01



Sheet Title	
Plinth Plan and Details	
Date	Scale
2001-010	YM-A002.dwg
Project Number	Sheet Number
2001-010	A 0.02



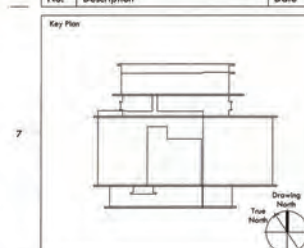
280 N. Old Woodward Ave.
Birmingham, AL 35202
205.644.0778 fax
205.644.0777 tel

North Oakland Family Y M C A

Auburn Hills, Michigan

City of Auburn Hills
**APPROVED
SITE PLAN**
Shw 7L
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No.	Description	Date
3	For Bids and Permit	02/08/02
2	Site Plan Approval	01/23/02
1	Site Plan Approval	12/21/01



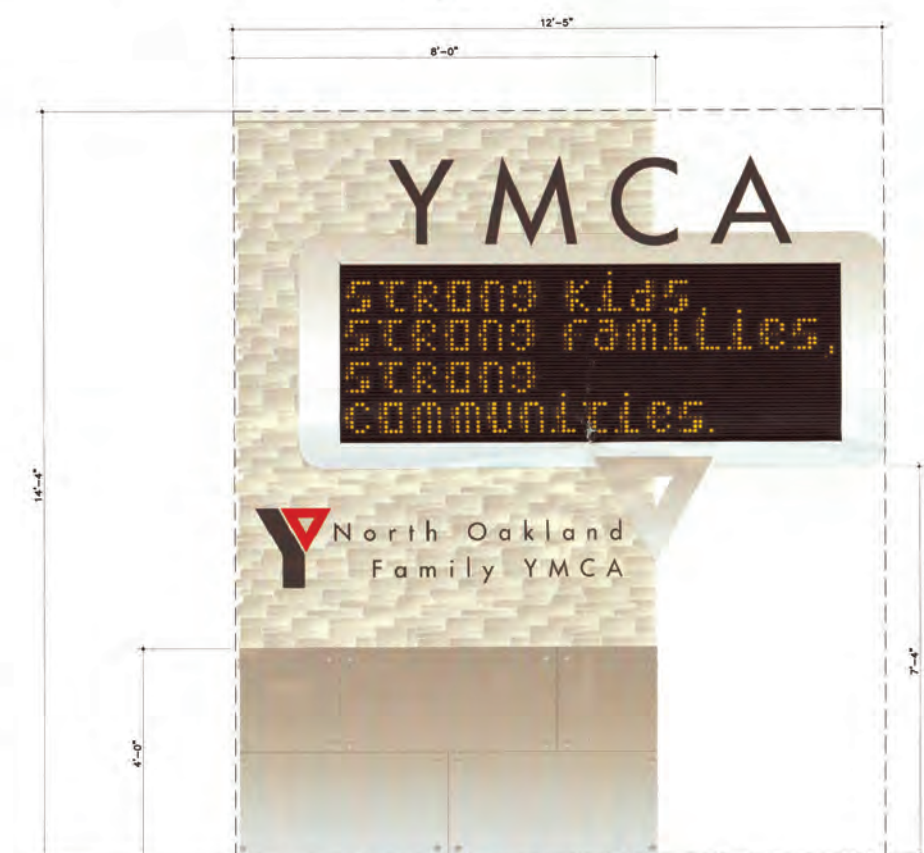
Signage Review	
Date 12/21/01	Scale As Noted
Project Number 2001-010	CAD File
Sheet Number	
A 0.03	

Signage Area Allowed

calculation via lot frontage	Walton	324 sf
	Five Points	372 sf
		696 total sf
calculation via Acreage	Acres:	904 sf
		904 total sf

Signage Area Provided

Building Sign	
Face Mounted	86 sf
Walton Boulevard	
Sign #1	100 sf
Five Points Drive	
Sign #2	178 sf
	178 sf
	542 sf



SIGN #2

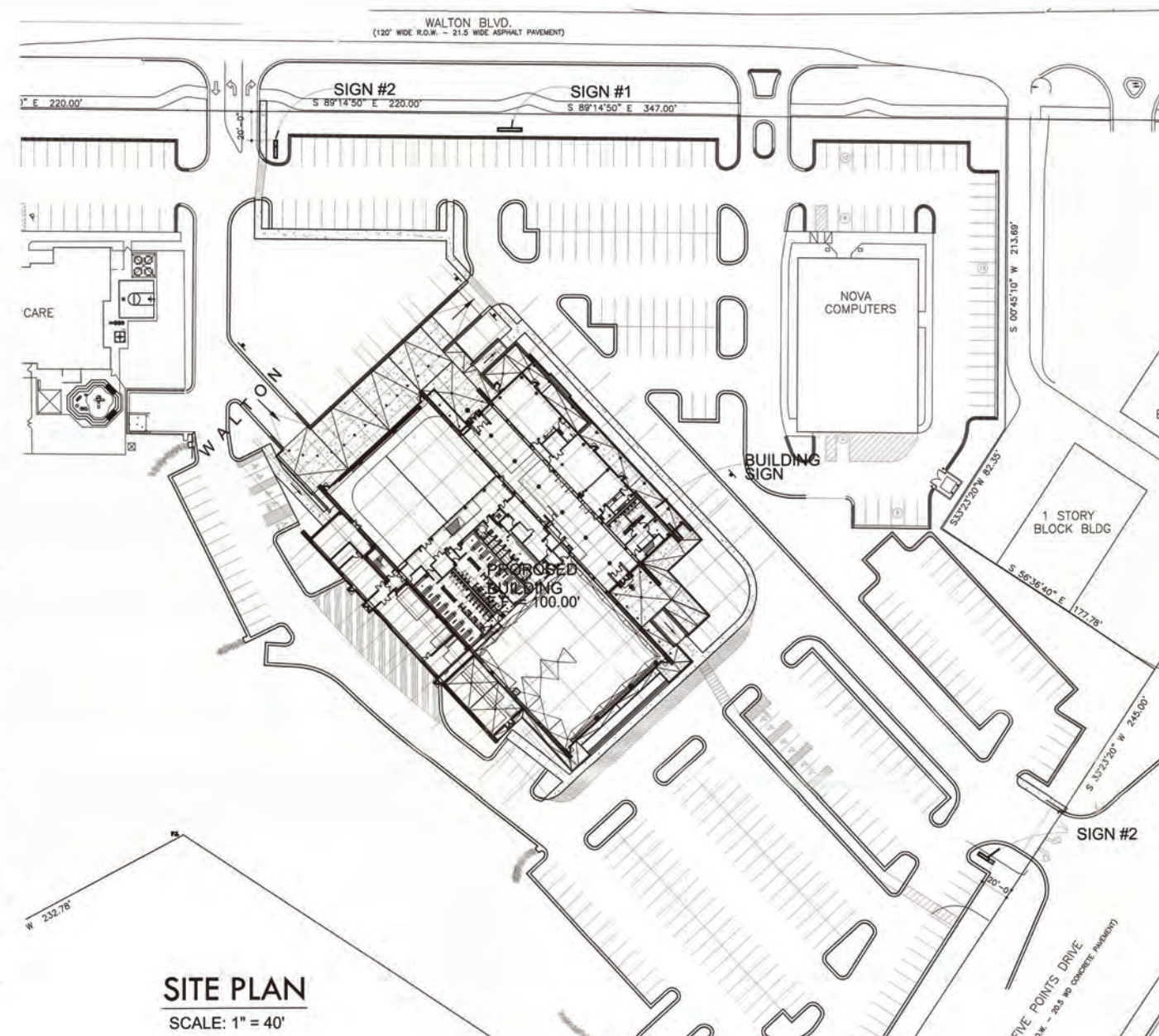
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EXTENT OF SIGN
AREA CALCULATED



SIGN #1

SCALE: 3/4" = 1'-0"



SITE PLAN

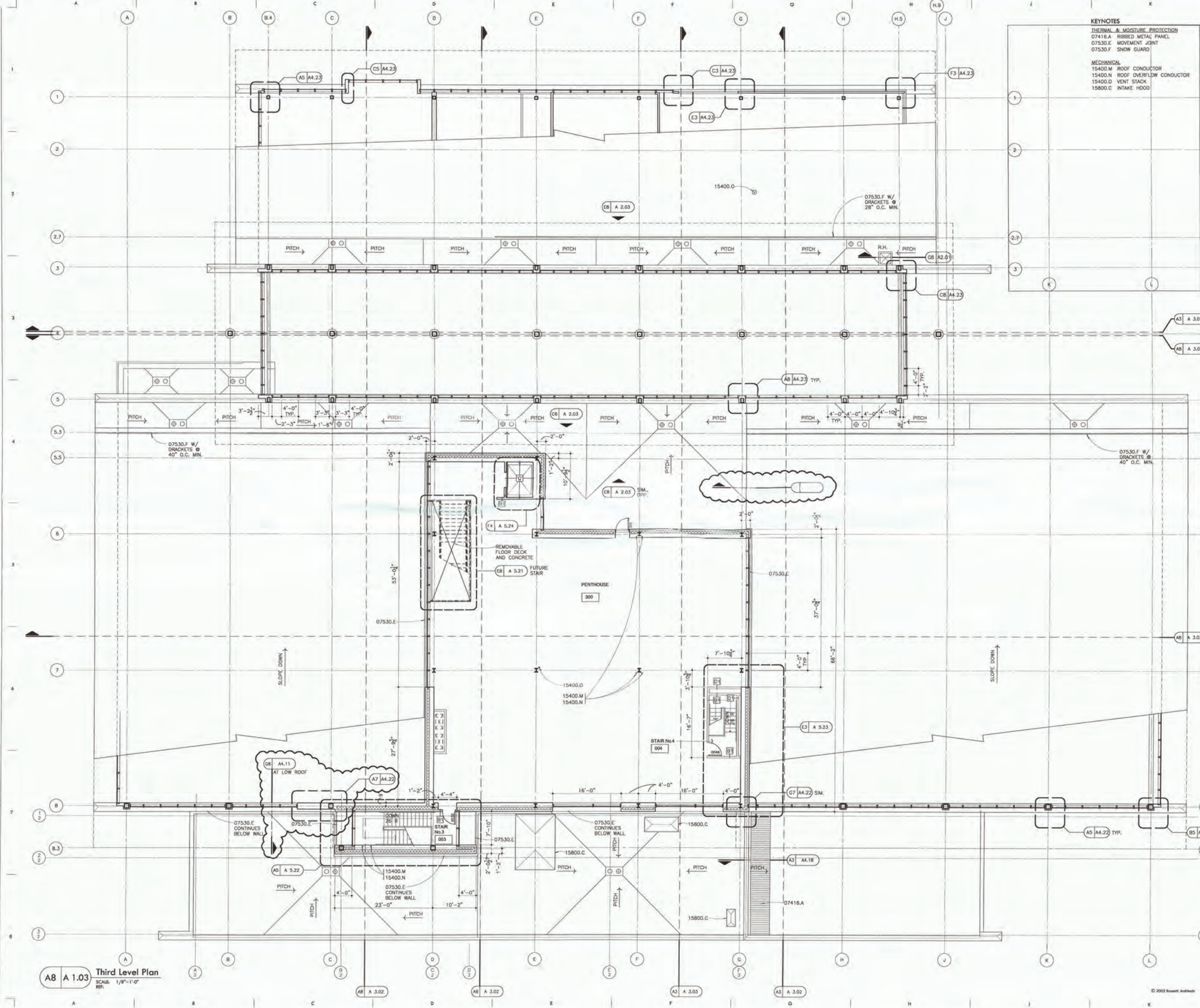
SCALE: 1" = 40'



BUILDING SIGN

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

EXTENT OF SIGN
AREA CALCULATED



KEYNOTES
THERMAL & MOISTURE PROTECTION
07416.A RIBBED METAL PANEL
07530.E MOVEMENT JOINT
07530.F SNOW GUARD
MECHANICAL
15400.M ROOF CONDUCTOR
15400.N ROOF OVERFLOW CONDUCTOR
15400.D VENT STACK
15800.C INTAKE HOOD

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Family Y M C A**

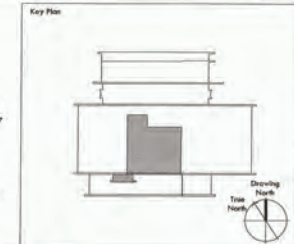
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APPROVED
SITE PLAN**

Sh 76
3-18-02
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6	For Bids and Permit	02/08/02
5	Site Plan Approval	01/23/02
4	Site Plan Approval	12/21/01
3	Design Development	10/31/01
2	Zoning Submittal	10/18/01
1	Schematic Design Submittal	09/10/01
No.	Description	Date

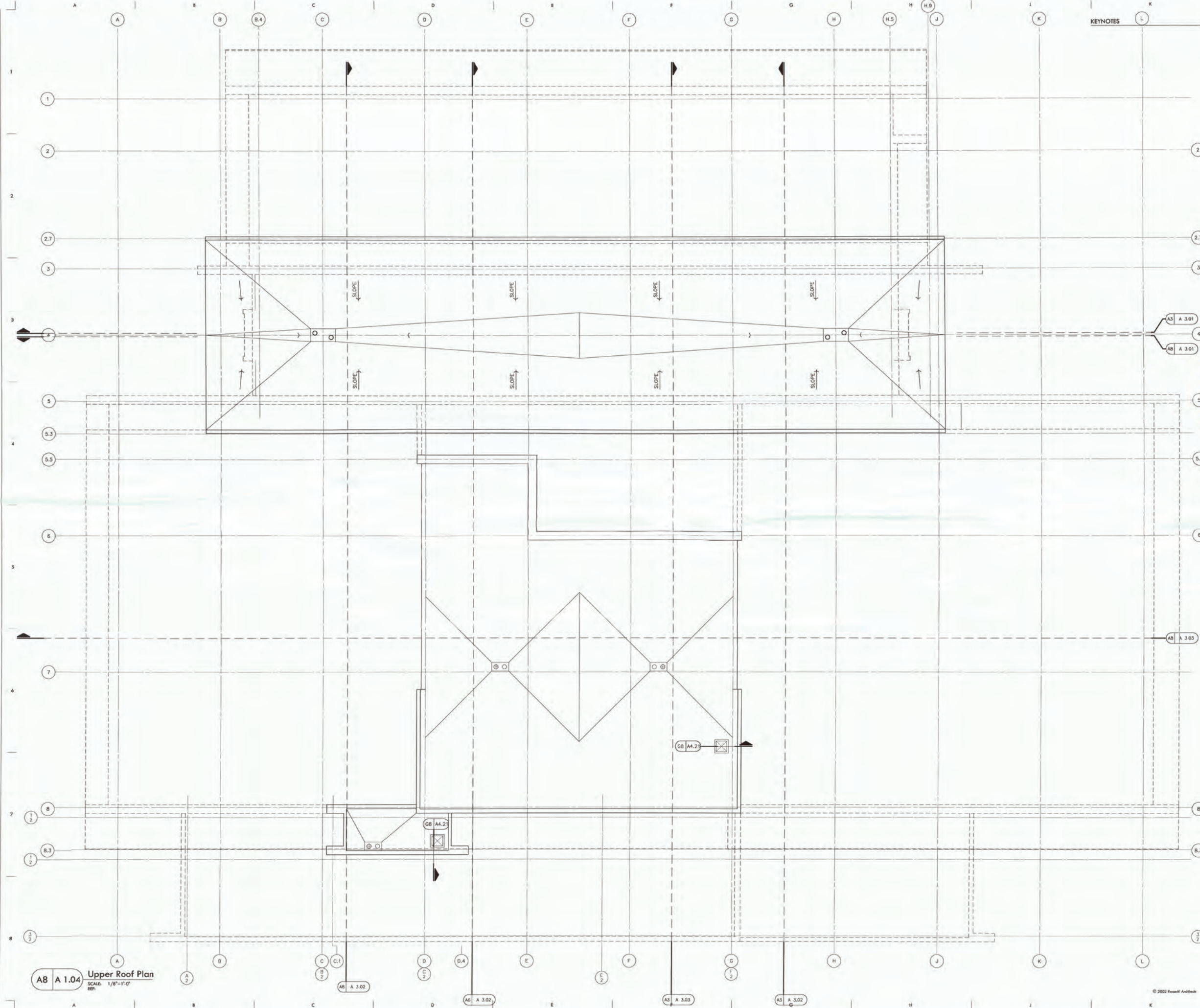


Sheet Title
Third Level Plan

Date	Scale
Project Number 2001-010	CAD File YM-A103.dwg
Sheet Number	

A 1.03

A8 A 1.03 Third Level Plan
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REF:

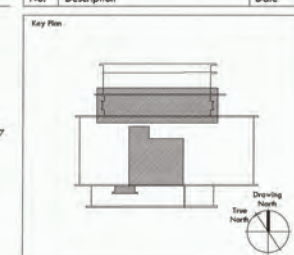


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Auburn Hills, Michigan

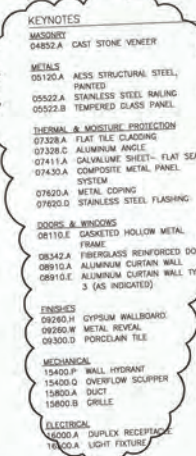
**City of Auburn Hills
APPROVED
SITE PLAN**
Shm7C
3-18-02
Steve Cohen, City Planner

No.	Description	Date
6	For Bids and Permit	02/08/02
5	Site Plan Approval	01/23/02
4	Zoning Submittal	12/10/01
3	Design Development	10/31/01
2	Zoning Submittal	10/18/01
1	Schematic Design Submittal	09/10/01



Upper Roof Plan

Date	Scale
Project Number 2001-010	CAD File YM-A104.dwg
Sheet Number A 1.04	



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SITE PLAN
Sh 74
3-18-02
Steve Cohen, City Planner

GLASS TYPES

- | | |
|-------|---|
| GP 01 | GLAZING UNIT, TRANSPARENT |
| GP 02 | GLASS TYPE 2 - 1/4" INSULATED GLAZING UNIT, TRANSPARENT |
| GP 03 | GLASS TYPE 3 - 1/4" INSULATED GLAZING UNIT, SPANDREL PANEL |
| GP 04 | WIRID |
| GP 05 | GLASS TYPE 5 - 1/4" INSULATED GLAZING UNIT, CLEAR |
| GP 06 | GLASS TYPE 6 - 1/4" INSULATED GLAZING UNIT, WARMINT, TEMPERED |
| GP 07 | GLASS TYPE 7 - 1/4" INSULATED GLAZING UNIT, GREEN, TEMPERED |
| GP 08 | GLASS TYPE 8 - 1/4" INSULATED GLAZING UNIT, GREEN, TRANSPARENT, HEAT STRENGTHENED |
| GP 09 | GLASS TYPE 9 - 1/4" GLAZING UNIT, CLEAR, TEMPERED |
| GP 10 | GLASS TYPE 10 - 1/4" GLAZING UNIT, CLEAR, TEMPERED |
| GP 11 | GLASS TYPE 11 - 1/4" GLAZING UNIT, CLEAR, LAMINATED |
| GP 12 | GLASS TYPE 12 - 1/4" INSULATED GLAZING UNIT, CLEAR, TEMPERED |
| GP 13 | GLASS TYPE 13 - 5/16" GLAZING UNIT, TRANSPARENT, TEMPERED |
| GP 14 | GLASS TYPE 14 - 1/4" GLAZING UNIT, TRANSPARENT, TEMPERED |
| GP 15 | GLASS TYPE 15 - 1/8" GLAZING UNIT, WIRID, TEMPERED |
| GP 16 | GLASS TYPE 16 - 1/4" INSULATED GLAZING UNIT, SPANDREL PANEL, TEMPERED |
| GP 17 | 1/4" GLAZING UNIT, TRANSLUCENT, HEAT STRENGTHENED |

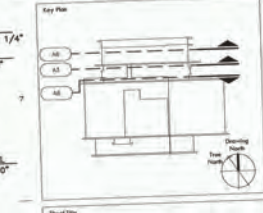
Section Looking North of Center
 SCALE: 1/8"=1'-0"
 REF: A 1.01, A 1.02, A 1.03

Rooms and areas shown include: BALLET BARRE, AEROBICS, SPINNING, OFFICE, MECHANICAL, STAIR 2, CHILDWATCH, MULTI-PURPOSE ROOM, KITCHEN, TOILET ROOM, J.C., and various structural elements like columns and beams.

Level markers on the right side indicate:
 T.O.S. @ H.P. ELEV. 137'-0"
 T.O.S. @ L.P. ELEV. 129'-0"
 SECOND LEVEL ELEV. 115'-0"
 FIRST LEVEL ELEV. 100'-0"

A8 A 3.01 Section Looking South at Gallery
SCALE: 1/8"=1'-0"
REF: A 1.01, A 1.02, A 1.03, A2.03

7	Addendum 1	02/15/01
8	For Bids and Permit	02/08/02
9	Site Plan Approval	01/23/02
4	Site Plan Approval	12/21/01
3	Design Development	10/31/01
2	Zoning Submittal	10/18/01
1	Schematic Design Submittal	09/10/01
No.	Description	Date



Building Sections

Date	Scale
Project Number 2001-010	CAD File YM-A301.dwg

A 3.01

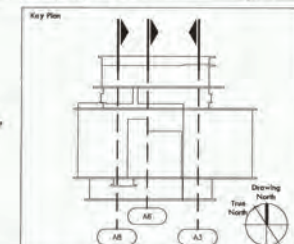
**North Oakland
Family Y M C A**

Auburn Hills, Michigan

Consultant

**City of Auburn Hills
APPROVED
SITE PLAN**
Steve Cohen, City Planner

No.	Description	Date
6	For Bids and Permit	02/08/02
5	Site Plan Approval	01/23/02
4	Site Plan Approval	12/21/01
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2	Zoning Submittal	10/18/01
1	Schematic Design Submittal	09/15/01



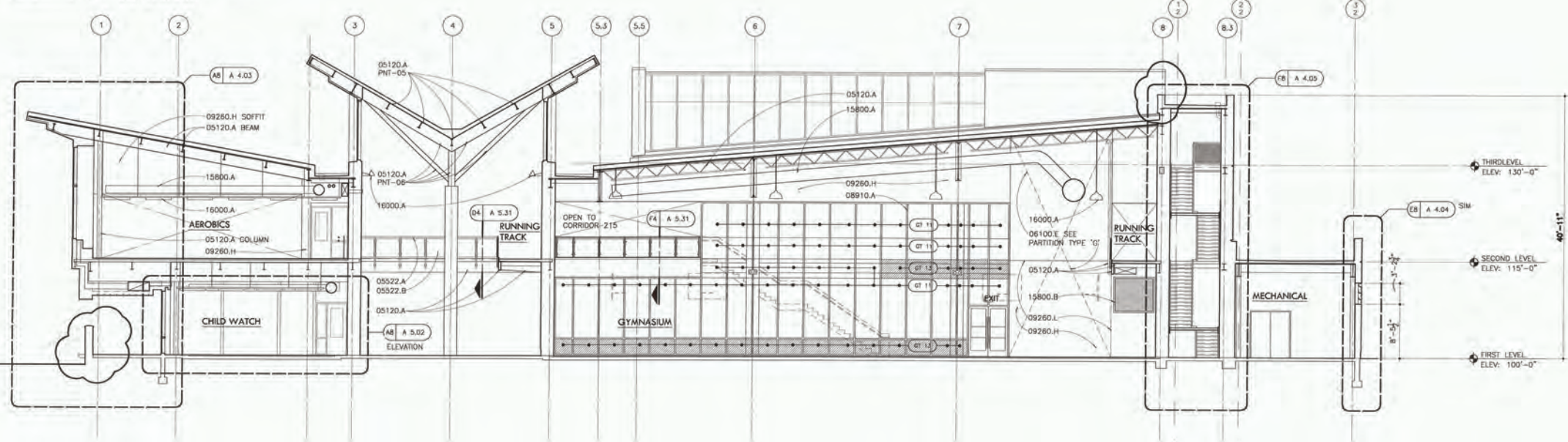
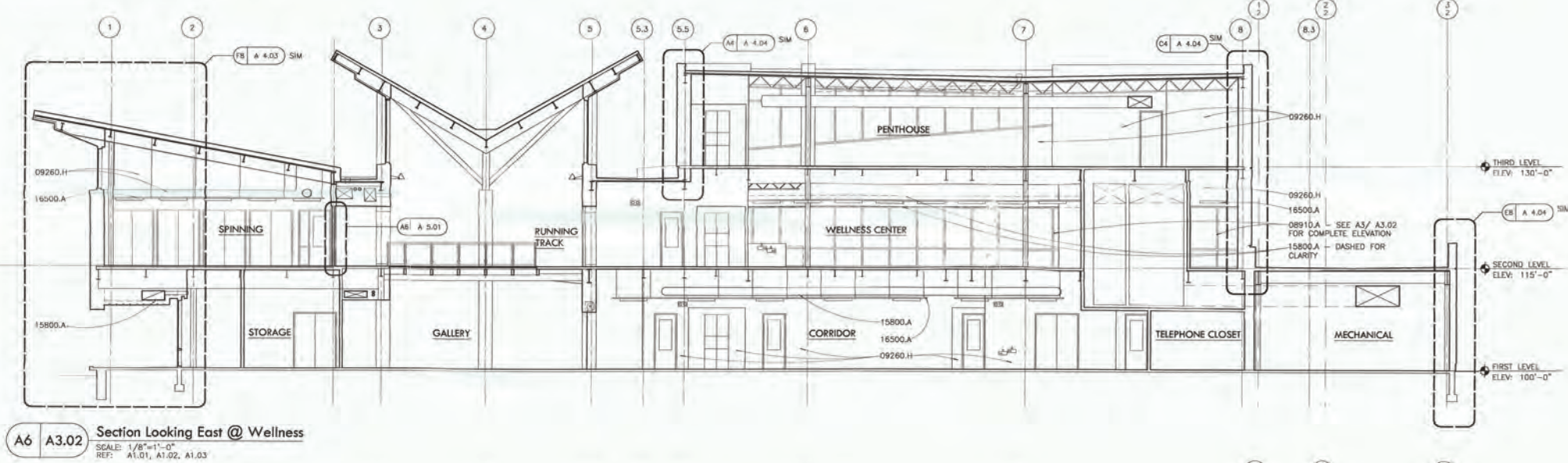
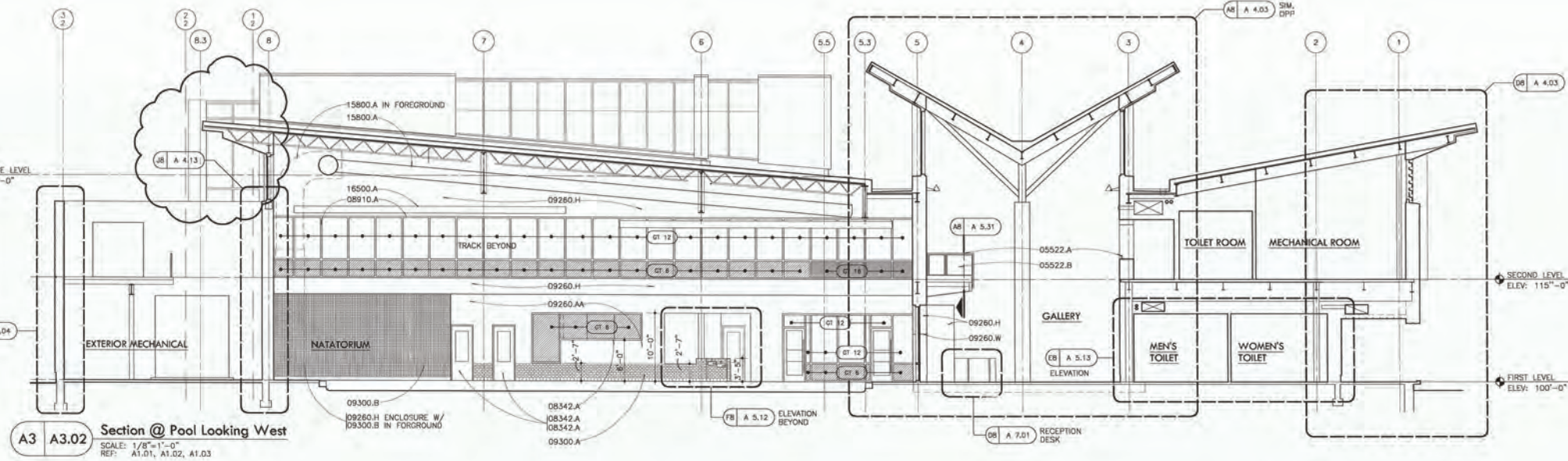
Building Sections

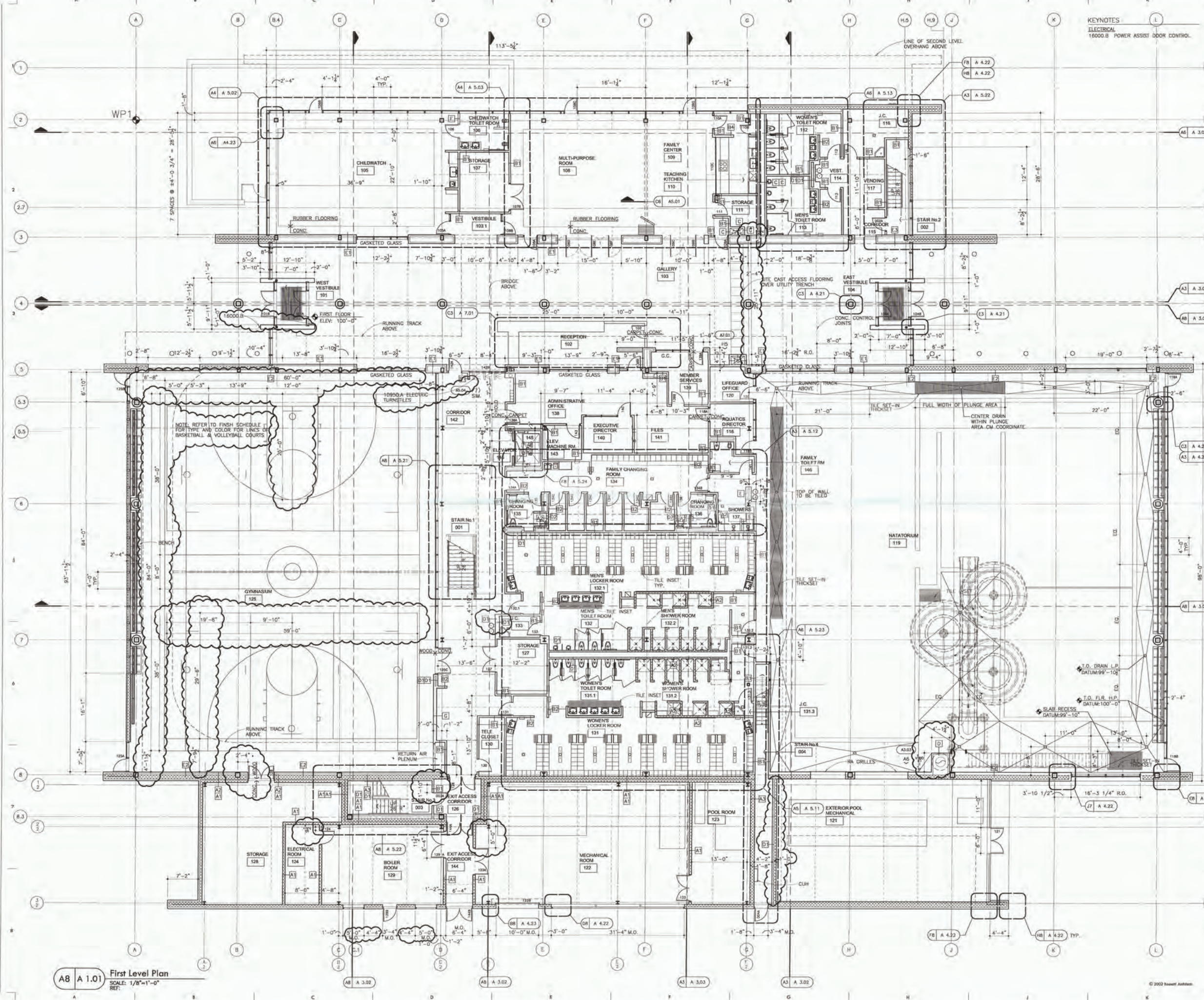
Date	Scale
Project Number 2001-010	CAD File YM-A302.dwg
Sheet Number	

A 3.02

- KEYNOTES**
- METALS**
05120.A AESS STRUCTURAL STEEL, PAINTED
05522.A STAINLESS STEEL RAILING
05522.B TEMPERED GLASS PANEL
- WOOD & PLASTICS**
06100.E FIRE-RETARDANT TREATED PLYWOOD BACKING PANEL
- DOORS & WINDOWS**
08342.A FIBERGLASS REINFORCED DOOR
08910.A ALUMINUM CURTAIN WALL
- FINISHES**
09260.H GYPSUM WALLBOARD
09260.L CONTROL JOINT
09260.W METAL REVEAL
09260.AA GYPSUM WALLBOARD W/ CEMENT PLASTER
09300.A CERAMIC TILE
09300.B GLASS TILE
- MECHANICAL**
15800.A DUCT
15800.B GRILLE
- ELECTRICAL**
16000.A DUPLEX RECEPTACLE
16500.A LIGHT FIXTURE

- GLASS TYPES**
- GT 1 GLASS TYPE 1 - 1" INSULATED GLAZING UNIT, TRANSLUCENT
 - GT 2 GLASS TYPE 2 - 1" INSULATED GLAZING UNIT, TRANSPARENT GREEN
 - GT 3 GLASS TYPE 3 - 1" INSULATED GLAZING UNIT, SPANDREL PANEL NOT USED
 - GT 5 GLASS TYPE 5 - 1" INSULATED GLAZING UNIT, CLEAR
 - GT 6 GLASS TYPE 6 - 1" INSULATED GLAZING UNIT, TRANSLUCENT, TEMPERED
 - GT 7 GLASS TYPE 7 - 1" INSULATED GLAZING UNIT, GREEN, TEMPERED
 - GT 8 GLASS TYPE 8 - 1/4" GLAZING UNIT, GREEN TRANSPARENT, HEAT STRENGTHENED
 - GT 9 GLASS TYPE 9 - 1/4" GLAZING UNIT, CLEAR, HEAT STRENGTHENED
 - GT 10 GLASS TYPE 10 - 1/4" GLAZING UNIT, CLEAR, TEMPERED
 - GT 11 GLASS TYPE 11 - 5/8" GLAZING UNIT, CLEAR, LAMINATED
 - GT 12 GLASS TYPE 12 - 1" INSULATED GLAZING UNIT, CLEAR, TEMPERED
 - GT 13 GLASS TYPE 13 - 5/8" GLAZING UNIT, TRANSLUCENT, LAMINATED
 - GT 14 GLASS TYPE 14 - 1/4" GLAZING UNIT, TRANSLUCENT, TEMPERED
 - GT 15 GLASS TYPE 15 - 1/4" GLAZING UNIT, WIRID, TEMPERED
 - GT 16 GLASS TYPE 16 - 1" INSULATED GLAZING UNIT, SPANDREL PANEL, TEMPERED
 - GT 17 1/4" GLAZING UNIT TRANSLUCENT, HEAT STRENGTHENED





KEYNOTES
ELECTRICAL
16000.B POWER ASSIST DOOR CONTROL

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**North Oakland
Family Y M C A**

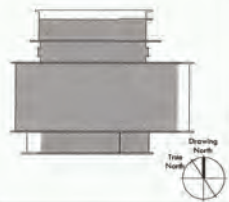
Auburn Hills, Michigan

Consistent

**City of Auburn Hills
APPROVED
SITE PLAN**
3-18-02
Steve Cohen, City Planner

No.	Description	Date
5	For Bids and Permit	02/08/02
5	Site Plan Approval	01/23/02
4	Site Plan Approval	12/21/01
3	Design Development	10/31/01
2	Zoning Submittal	10/18/01
1	Schematic Design Submittal	09/10/01

Key Plan



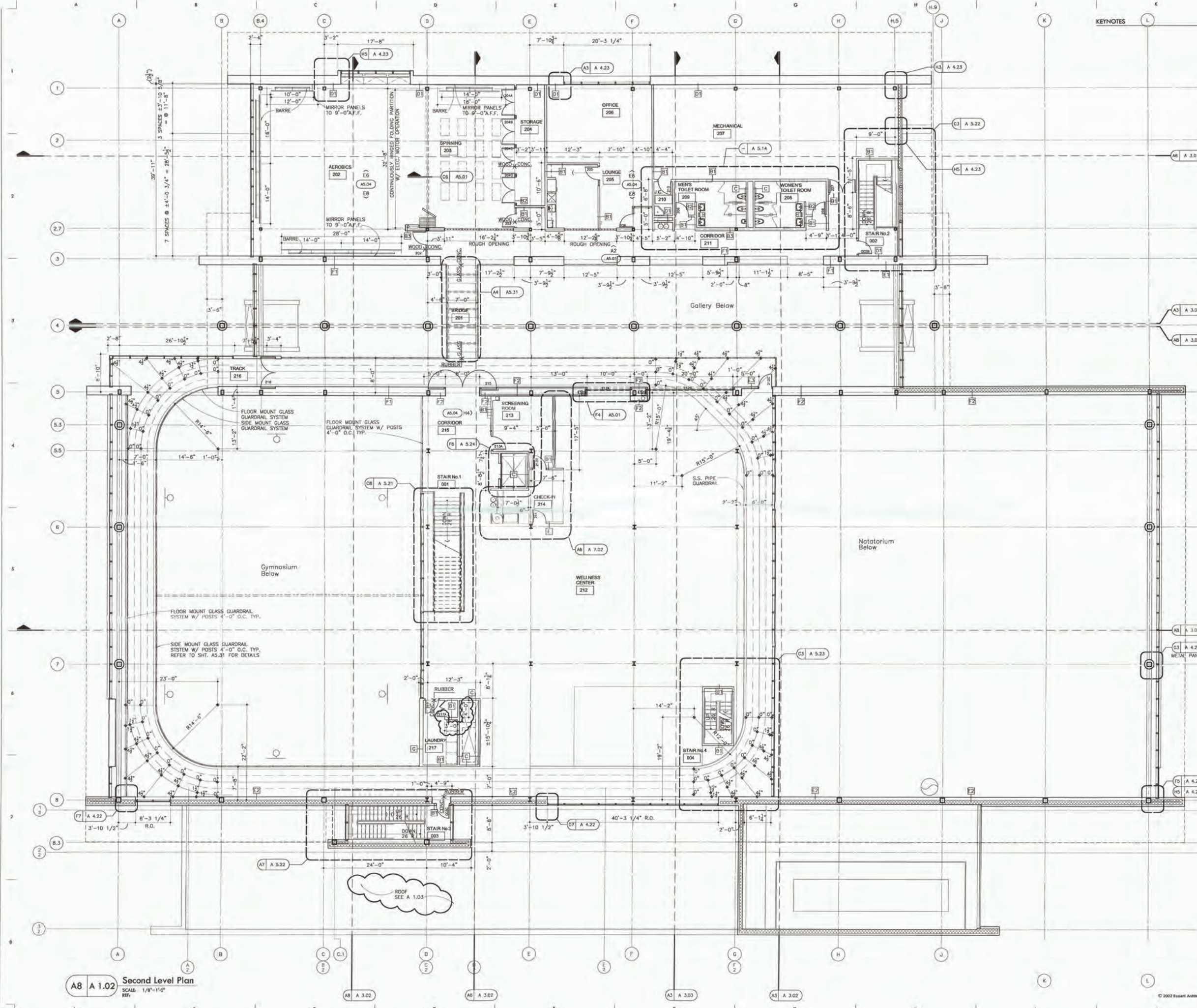
Sheet Title
First Level Plan

Date	Scale
Project Number 2001-010	CAD File YM-A101.dwg
Sheet Number	

A 1.01

A8 A 1.01 First Level Plan
SCALE: 1/8"=1'-0"
REF:

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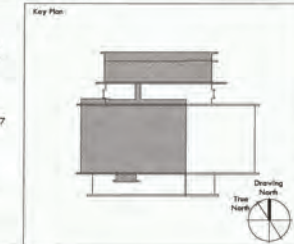
**North Oakland
Family Y M C A**

Auburn Hills, Michigan

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**City of Auburn Hills
APPROVED
SITE PLAN**
Slm76
3-18-02
Steve Cohen, City Planner

No.	Description	Date
8	For Bids and Permit	02/08/02
5	Site Plan Approval	01/23/02
4	Site Plan Approval	12/21/01
3	Design Development	10/31/01
2	Zoning Submittal	10/18/01
1	Schematic Design Submittal	09/10/01



Sheet Title
Second Level Plan

Date: _____ Scale: _____

Project Number: 2001-010 CAD File: YM-A102.dwg
Sheet Number: _____

A 1.02

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A8 A 1.02 Second Level Plan
SCALE: 1/8"=1'-0"
REF.

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 type of unapproved signage shall be prohibited per site plan review.

- GLASS TYPES
- GT 1 GLASS TYPE 1 - 1" INSULATED GLAZING UNIT, TRANSLUCENT
 - GT 2 GLASS TYPE 2 - 1" INSULATED GLAZING UNIT, TRANSPARENT GREEN
 - GT 3 GLASS TYPE 3 - 1" INSULATED GLAZING UNIT, SPANDREL PANEL NOT USED
 - GT 4 GLASS TYPE 4 - 1" INSULATED GLAZING UNIT, CLEAR
 - GT 5 GLASS TYPE 5 - 1" INSULATED GLAZING UNIT, TRANSLUCENT, TEMPERED
 - GT 6 GLASS TYPE 6 - 1" INSULATED GLAZING UNIT, TRANSPARENT, TEMPERED
 - GT 7 GLASS TYPE 7 - 1" INSULATED GLAZING UNIT, GREEN, TEMPERED
 - GT 8 GLASS TYPE 8 - 1/4" GLAZING UNIT, GREEN TRANSPARENT, HEAT STRENGTHENED
 - GT 9 GLASS TYPE 9 - 1/4" GLAZING UNIT, CLEAR, HEAT STRENGTHENED
 - GT 10 GLASS TYPE 10 - 1/4" GLAZING UNIT, CLEAR, TEMPERED
 - GT 11 GLASS TYPE 11 - 5/8" GLAZING UNIT, CLEAR, LAMINATED
 - GT 12 GLASS TYPE 12 - 1" INSULATED GLAZING UNIT, CLEAR, TEMPERED
 - GT 13 GLASS TYPE 13 - 5/8" GLAZING UNIT, TRANSLUCENT, LAMINATED
 - GT 14 GLASS TYPE 14 - 1/4" GLAZING UNIT, TRANSLUCENT, TEMPERED
 - GT 15 GLASS TYPE 15 - 1/4" GLAZING UNIT, WROD, TEMPERED
 - GT 16 GLASS TYPE 16 - 1" INSULATED GLAZING UNIT, SPANDREL PANEL, TEMPERED
 - GT 17 1/4" GLAZING UNIT TRANSLUCENT, HEAT STRENGTHENED

- KEYNOTES
- CONCRETE
03300.E CONCRETE SLAB
- MASONRY
04811.K PRECAST CONCRETE COPING
04812.A GLASS MASONRY UNITS
04852.A CAST STONE VENEER
- METALS
05120.A AESS STRUCTURAL STEEL, PAINTED
- THERMAL & MOISTURE PROTECTION
07328.A FLAT TILE CLADDING
07328.C ALUMINUM ANGLE
07411.A GALVALUME SHEET- FLAT SEAM
07415.A METAL SIDING
07416.A RIBBED METAL PANEL
07416.B LOUVER
07430.A COMPOSITE METAL PANEL SYSTEM
07620.A METAL COPING
07620.D STAINLESS STEEL FLASHING
- DOORS & WINDOWS
08910.C ALUMINUM CURTAIN WALL TYPE 1 (HORIZONTALS EMPHASIZED)
08910.D ALUMINUM CURTAIN WALL TYPE 2 (VERTICALS EMPHASIZED)
- MECHANICAL
15300.A FIRE DEPARTMENT CONNECTION
15400.P WALL HYDRANT
- ELECTRICAL
16000.A DUPLEX RECEPTACLE



North Oakland Family Y M C A

Auburn Hills, Michigan

Consultant

3

4

5

6

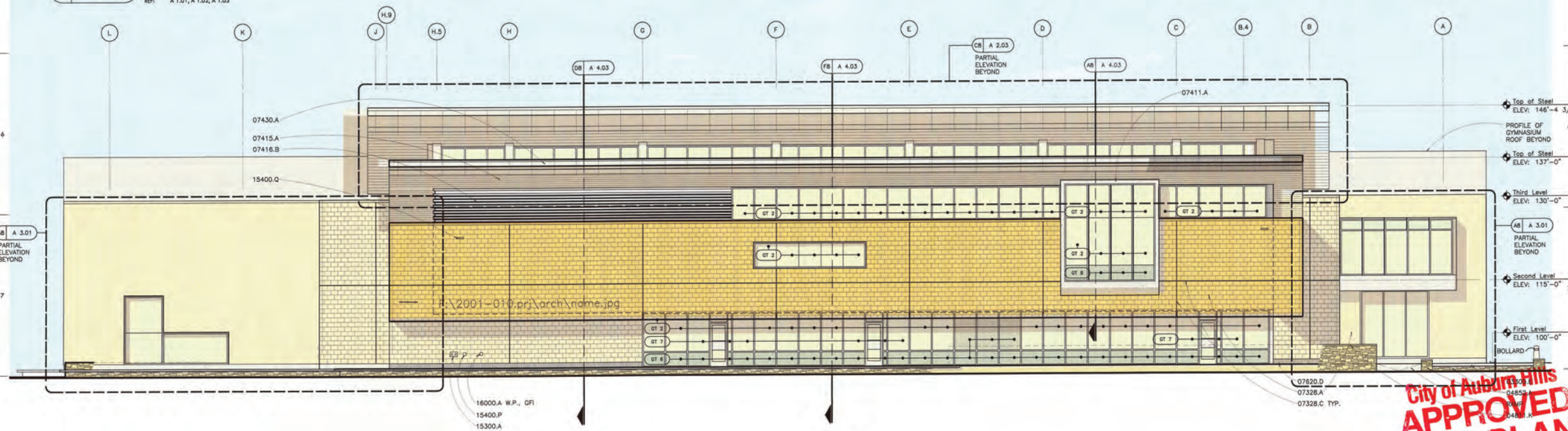
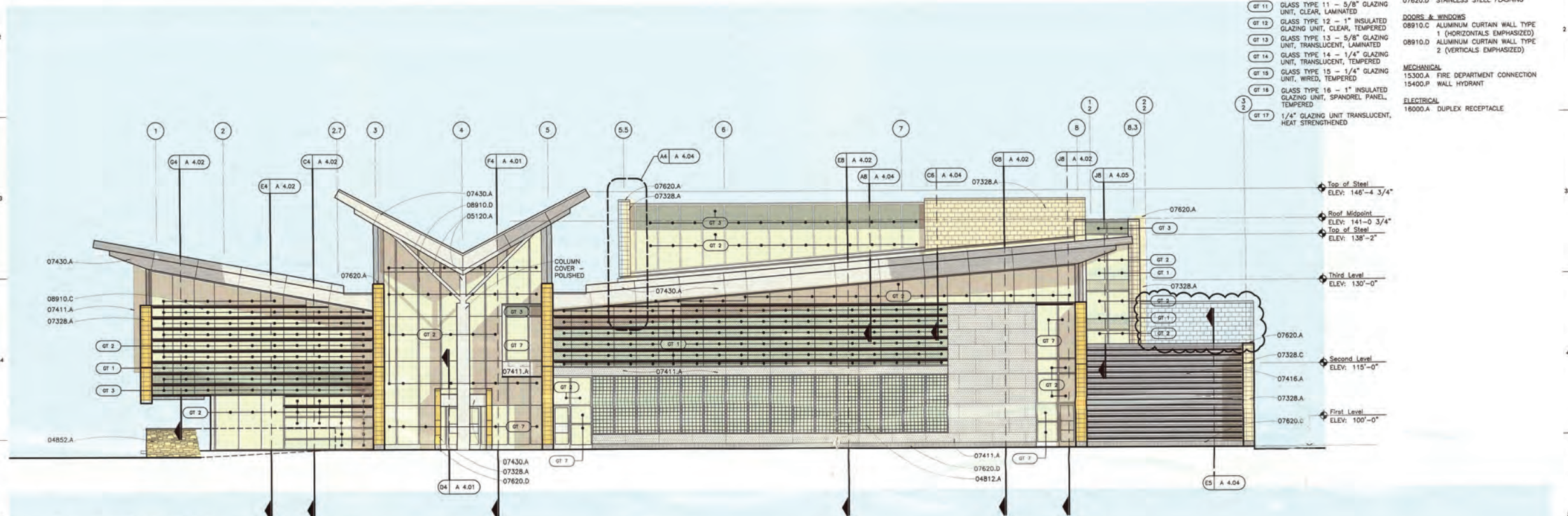
7

Sheet Title

Elevations
North and West

Date: _____ Scale: _____
Project Number: 2001-010 CAD File: YM-A201.dwg
Sheet Number: _____

A 2.01



City of Auburn Hills
APPROVED
SITE PLAN
5-7-02
3-18-02
Steve Cohen, City Planner

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 type of unapproved signage shall be prohibited per site plan review.

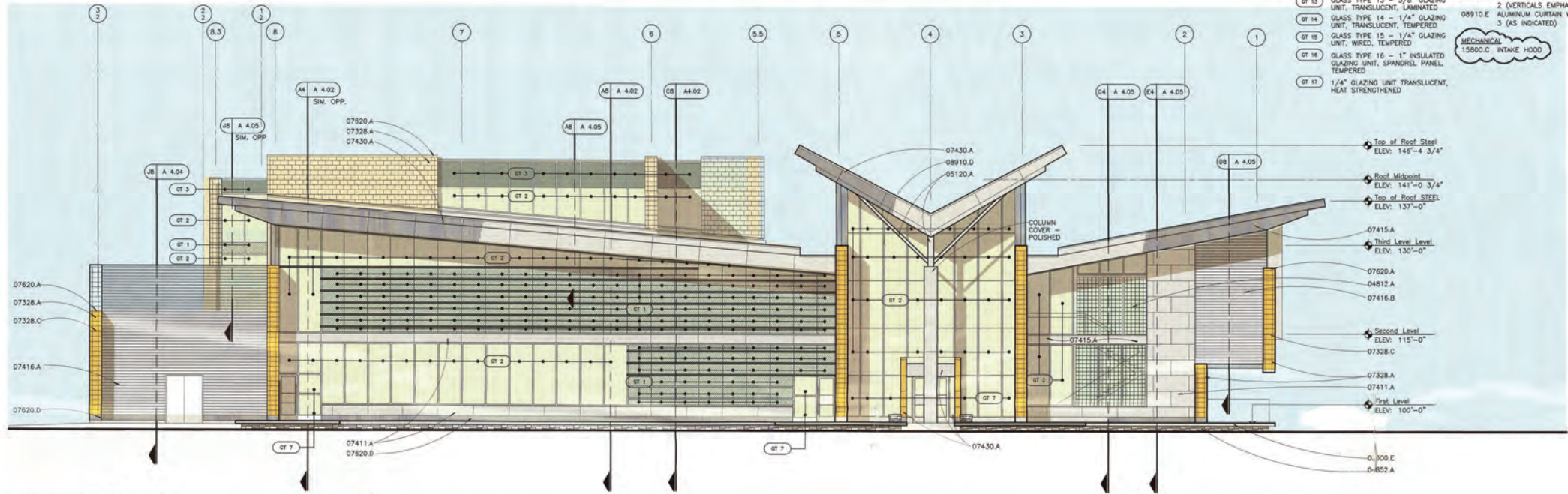
- GLASS TYPES**
- GT 1 GLASS TYPE 1 - 1" INSULATED GLAZING UNIT, TRANSLUCENT
 - GT 2 GLASS TYPE 2 - 1" INSULATED GLAZING UNIT, TRANSPARENT GREEN
 - GT 3 GLASS TYPE 3 - 1" INSULATED GLAZING UNIT, SPANDREL PANEL, NOT USED
 - GT 4 GLASS TYPE 4 - 1" INSULATED GLAZING UNIT, CLEAR
 - GT 5 GLASS TYPE 5 - 1" INSULATED GLAZING UNIT, TRANSLUCENT, TEMPERED
 - GT 6 GLASS TYPE 6 - 1" INSULATED GLAZING UNIT, TRANSPARENT, TEMPERED
 - GT 7 GLASS TYPE 7 - 1" INSULATED GLAZING UNIT, GREEN, TEMPERED
 - GT 8 GLASS TYPE 8 - 1/4" GLAZING UNIT, GREEN TRANSPARENT, HEAT STRENGTHENED
 - GT 9 GLASS TYPE 9 - 1/4" GLAZING UNIT, CLEAR, HEAT STRENGTHENED
 - GT 10 GLASS TYPE 10 - 1/4" GLAZING UNIT, CLEAR, TEMPERED
 - GT 11 GLASS TYPE 11 - 5/8" GLAZING UNIT, CLEAR, LAMINATED
 - GT 12 GLASS TYPE 12 - 1" INSULATED GLAZING UNIT, CLEAR, TEMPERED
 - GT 13 GLASS TYPE 13 - 5/8" GLAZING UNIT, TRANSLUCENT, LAMINATED
 - GT 14 GLASS TYPE 14 - 1/4" GLAZING UNIT, TRANSLUCENT, TEMPERED
 - GT 15 GLASS TYPE 15 - 1/4" GLAZING UNIT, WIRED, TEMPERED
 - GT 16 GLASS TYPE 16 - 1" INSULATED GLAZING UNIT, SPANDREL PANEL, TEMPERED
 - GT 17 1/4" GLAZING UNIT TRANSLUCENT, HEAT STRENGTHENED

- KEYNOTES**
- CONCRETE
03300.E CONCRETE SLAB
- MASONRY
04812.A GLASS MASONRY UNITS
04852.A CAST STONE VENEER
- METALS
05120.A AESS STRUCTURAL STEEL, PAINTED
- THERMAL & MOISTURE PROTECTION
07328.A FLAT TILE GLAZING
07328.C ALUMINUM ANGLE
07411.A GALVALUME SHEET- FLAT SEAM
07415.A METAL SIDING
07416.A RIBBED METAL PANEL
07416.B LOUVER
07430.A COMPOSITE METAL PANEL SYSTEM
07620.A METAL CORING
07620.D STAINLESS STEEL FLASHING
- DOORS & WINDOWS
08110.A HOLLOW METAL DOOR
08360.A OVERHEAD COILING DOOR
08910.D ALUMINUM CURTAIN WALL TYPE 2 (VERTICALS EMPHASIZED)
08910.E ALUMINUM CURTAIN WALL TYPE 3 (AS INDICATED)
- MECHANICAL
15800.C INTAKE HOOD

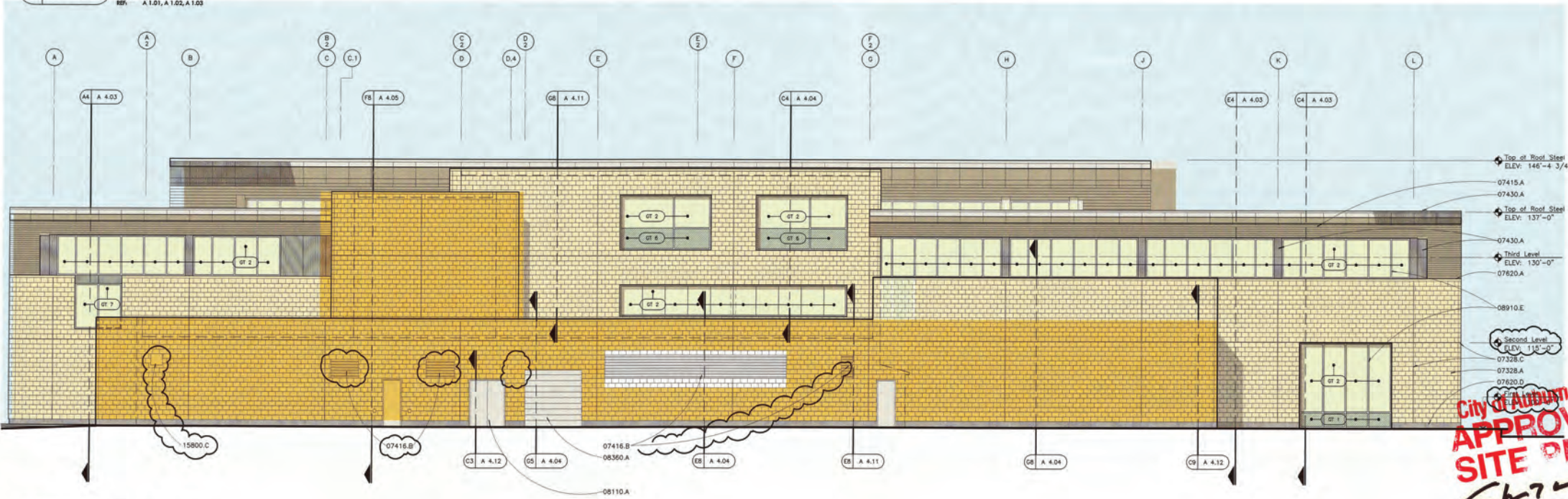


North Oakland Family YMCA

Auburn Hills, Michigan

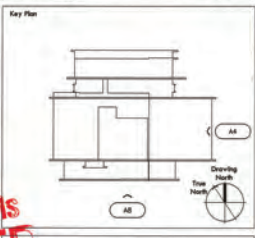


A4 A 2.02 East Elevation
SCALE: 1/8"=1'-0"
REF: A 1.01, A 1.02, A 1.03



A8 A 2.02 South Elevation
SCALE: 1/8"=1'-0"
REF: A 1.01, A 1.02, A 1.03

6	For Bids and Permit	02/08/02
5	Site Plan Approval	01/23/02
4	Zoning Submittal	12/10/01
3	Design Development	10/31/01
2	Zoning Submittal	10/18/01
1	Schematic Design Submittal	09/10/01
No.	Description	Date



City of Auburn Hills
APPROVED
SITE PLAN
Sh-7
3-18-02
Steve Cohen, City Planner
A 2.02

**Excerpt
CITY OF AUBURN HILLS
REGULAR CITY COUNCIL MEETING**

August 5, 1996

CALL TO ORDER: Mayor McDonald called the Regular Council Meeting to order at 6:000 p.m. with the Pledge of Allegiance

ROLL CALL:

Present.	Mayor McDonald, Council Members Chilkott, Cooper, Knight, McMillin, Sendegas
Absent.	Mayor Pro Tem Douglas
Also Present.	City Manager McGee, Assistant City Manager Greve, Clerk Venos, Labor Attorney Fishman, Attorney Hampton
	1 Guest

LOCATION: Civic Center, 1827 N. Squirrel Road, Auburn Hills MI 48326

8e. SP96-29, Auburn Entertainment Restaurant Park

Mr. Lehoczky presented the site plan for a proposed restaurant/retail center totaling approximately 46,310 square feet on the southeast corner of Walton Boulevard and Joswick Road (Sidwell 14-13-126-001, 002, 006, 012). He referenced as follows the Planning Commission's recommendation for 'conditional approval of SP96-29, Auburn Entertainment Restaurant Park, including discretionary findings of fact in Mr. Lehoczky's letter of July 2, 1996, and including discretionary findings of fact from all applicable City agencies, with the conditions that all requirements and standards of the ordinance are met in that parking space lengths are required to be 20 feet in depth adjacent to the 15-foot greenbelt, that restaurant "F" as depicted on the site plan is not included in this recommendation, that any billiard operation or entertainment operation would have to come before the Planning Commission/City Council for Special Land Use, that a fence on the east side of the berm along Joswick will be added if there are any problems, and that construction traffic cannot use Joswick.' Mr. Lehoczky noted that Building F (a drive-thru restaurant) is excluded from the subject site plan for future determination as to compliance with recently-adopted ordinance requirements. In response to a question from Mr. Knight, Mr. Lehoczky explained that the area of Building F would remain in its natural state until a specific site plan is presented. Mr. Knight suggested that the boundary line be clearly designated on the master site plan if it is to be approved without Building F. He recommended that the acceleration/deceleration lane be extended all the way on the Walton Boulevard frontage. Mr. Laurie Lodico explained that, while the acceleration/deceleration lane was designed in cooperation with City consultants, he would not be opposed to extending it as suggested. Regarding Building F, Mr. Lodico noted the importance of developing the driveway for that area as shown on the site plan. Mrs. Cooper questioned identification of restaurants and retail shops. Mr. Lodico advised that, while other tenants have not been finalized at this time, the anchor will be Roosevelt's. Mrs. Cooper asked if parking will be adequate to preclude overflow parking on residential streets. Mr. Lehoczky stated that more than adequate parking is being provided, in excess of ordinance requirements. Mr. McMillin referenced hours of operation, noting that retail stores will not be open during late hours of restaurant use. In response to a question from Mr. McMillin, Mr. Lehoczky explained recent rezoning of the corner parcel from multiple to B-1 (instead of B-2 as requested) to serve as a buffer for Joswick residences. In response to a question from Mr. Knight, Mr. Lehoczky noted the petitioner's affirmation that the existing wetland area will not be disturbed.

Mr. McDonald called for comments from the audience. Ms. Patti Hassett of 2471 Joswick asked if the Planning Commission recommendation includes replacing proposed Redman Linden trees with another species since they are very attractive to bees. Mr. Hampton suggested that all conditions be clearly defined in the motion for approval. Ms. Hassett questioned how many complaints will be necessary before the petitioner is required to provide a fence. Mr. McDonald noted that the fence is included in the Planning Commission motion. Ms. Hassett referenced major concerns regarding traffic on Walton and the petitioner's suggestion that main access will be from Five Points Drive. She suggested that the main sign be placed on Five Points Drive to encourage use of that access. Mr. Lehoczky noted that signs are not

indicated on the site plan since they are addressed by the Building Department in accordance with ordinance requirements. He suggested that the City cannot dictate location of signs as long as they are in compliance with the ordinance. In response to a question from Mr. McDonald, **Mr. Cary Gittre** advised that he would prefer signage at main entrances, both on Walton and Five Points Drive. He affirmed that signs will be of high quality and in compliance with ordinance requirements. Mr. McMillin referenced Council's discretion with regard to health, safety and welfare. Mr. Hampton noted that, since the sign ordinance is designed to protect health, safety and welfare, most issues should be sufficiently addressed if the proposed sign is in compliance with ordinance requirements. Mr. McDonald agreed to Ms. Hassett's request that residents be notified of liquor license considerations for the subject site.

Ms. Sendegas suggested that fencing be determined with site plan approval and not deferred until problems arise. Mr. Lehoczy cited pros and cons of screening discussed by the Planning Commission and their conclusion that, since fences collect debris, a berm and landscaping might be a better solution. Mrs. Sendegas referenced the requirement for pathways. Mr. Lehoczy affirmed that a pathway is shown along the major thoroughfare as required. Mr. Chilkott requested an explanation of the monument sign (proposed for Walton Blvd.) and the pylon sign (proposed for Five Points Drive). Mr. Lehoczy explained that the monument sign would be ground-mounted and the pylon pole-mounted. Mr. Chilkott suggested that the pylon sign on Five Points Drive be highly visible as requested by Ms. Hassett. In response to a question from Mr. McMillin, Mr. Lehoczy advised that sign height is limited to 30 feet.

Mr. Patrick Hassett of 2471 Joswick expressed concern regarding billiards and bar service across from residential uses. He concurred with Mrs. Sendegas that the wall or fence should be installed at the outset. Mr. Hassett also noted concern with lighting (how bright and will the area be lighted all night) and parking spaces adjacent to Joswick (how close to the road). He expressed concern regarding security with regard to late night serving of liquor. Mr. Lehoczy noted ordinance requirements for lighting - regarding shielding and height limitations. Mrs. Cooper cited an existing wall behind the credit union and shopping center backing to Joswick. Mr. Lehoczy explained that a buffer was required in that area and the wall, as indicated by the developer, was approved by Council.

Mr. Glen Nelson of 2459 Joswick suggested that it would be more desirable to have two entrances on Five Points Drive since two curbcuts on Walton (as indicated on the site plan) will add to the existing traffic problem. He noted that the referenced debris will be collected by adjacent residents if there is no fence. Mr. Nelson concurred with Mrs. Sendegas that the fence should be installed with the development. Mr. Lehoczy explained that the Planning Commission discussed a U-shaped fence to wrap around the parking area and that the ordinance would require at least 5 feet in height. **Mr. Charles Fossi** (architect) stated that the compromise reached at the Planning Commission with regard to the fence serves the interest of all parties if there is a problem. He suggested that, because of the nature and quality of the business, clientele should not present the problems noted by residents. Mr. Fossi stated that, while a fence will not enhance the site, the petitioner has agreed to install one if necessary.

In response to a question from Ms. Hassett, Mr. Lodico affirmed that vegetation in the wetland area will not be disturbed. While it will be necessary to remove some vegetation from the wetland north to Walton in order to install the berm, triple rows of trees and dense shrubbery on top of the berm will be added. Mr. Lehoczy affirmed the Planning Commission's decision that a fence, if necessary, would be placed on the east side of the berm.

Mr. Knight moved to accept the Planning Commission and the Environmental Review Board's recommendation and approve SP96-29 and the tree removal permit for Auburn Entertainment Restaurant Park - proposed restaurant/retail center totaling approximately 46,310 square feet on the southeast corner of Walton Blvd. and Joswick Road, Sidwell 14-13-126-006, 012, 001, 002 - including the discretionary findings of fact from Mr. Steve Lehoczy, subject to any conditions as recommended by all appropriate agencies with the following additional requirements:

1. There will be no Redman Linden trees used in the planting.
2. The eastbound acceleration/deceleration lane will be continuous between the two entrances from Walton.

3. Addition of a fence/wall around Lot 7, if sufficient problems result from the site plan, may be required in the future by City Council action.

Supported by Mr. McMillin.

VOTE: Yes: Chilkott, Cooper, Knight, McDonald, McMillin, Sendegas
No: None

Motion carried (6-0)

F.Y.I.

Minutes from original proposal
for YmCA site.

"Excerpt"
CITY OF AUBURN HILLS
PLANNING COMMISSION MEETING

July 18, 1996

CALL TO ORDER: Chairperson Shirley called the meeting to order at 7:30 p.m.

ROLL CALL:

Present.	Beckett, Blomquist, Cochran, Hurt-Mendyka, McMillin, Niedjelski, Shirley
Absent.	Miller
Also Present.	Planning Consultant Lehoczy TIFA Board Member Bennett 20 Guests

LOCATION: Civic Center, 1827 N. Squirrel Road, Auburn Hills MI 48326

SP96-29, Auburn Entertainment Restaurant Park

Mr. Lehoczy presented the site plan for a proposed restaurant/retail center totaling approximately 46,310 square feet on the southeast corner of Walton Boulevard and Joswick Road (Sidwell 14-13-126-006, 012, 001, 002). He referenced as follows the July 2, 1996 recommendation from Lehoczy & Associates:

We are recommending Conditional Approval of the above site plan and offer the following discretionary findings of fact for conditional approval:

1. *The site plan contains sufficient basic information required by Zoning Ordinance No. 372 for a recommendation.*
2. *The requirements of Section 1815, Items 7A-7E of Zoning Ordinance No. 372 can be met as follows:*
 - a. *All requirements and standards of the Zoning Ordinance, and other City Ordinances, can be met (see Additional Comments).*
 - b. *Safe, convenient vehicular and pedestrian ingress/egress has been depicted.*
 - c. *Traffic circulation features within the site, and the location of parking areas, avoid common traffic problems and can promote safety.*
 - d. *A satisfactory and harmonious relationship will exist between the proposed development and surrounding area. Adjacent areas to the east, north and south are existing or proposed nonresidential development. Screening has been provided for the residential area (R-2) to the west.*
 - e. *The proposed use will not have an unreasonable, detrimental or injurious effect upon the natural characteristics of the subject parcel or the adjacent area.*
3. *Based upon usable floor area 465 parking spaces are required and 614 are proposed.*
4. *The parking layout meets minimum requirements and parking spaces are provided for the handicapped (based upon Michigan Code requirements 14 handicapped spaces are required and 14 will be provided).*
5. *Landscaping represents in excess of 20% of the site.*
6. *Landscape islands have been provided.*
7. *Parking spaces will be double striped.*
8. *Greenbelts have been provided paralleling Joswick, Five Points Drive and Walton Boulevard.*
9. *Lighting requirements will be met.*
10. *A note indicates that signs shall meet Ordinance requirements.*

ADDITIONAL COMMENTS FOR CONDITIONAL APPROVAL

1. *Parking space lengths are required to be 20 feet in depth adjacent to 15-foot greenbelts.*
2. *This recommendation does not include consideration for Restaurant "F". It appears that this is a drive-through restaurant. As such IT DOES NOT meet the requirements of Zoning Ordinance No. 372 (site size, separation of queuing lanes, loading/unloading area, etc.).*

Mr. Lehoczky suggested particular attention to the elevations and landscape plan to address concerns of Joswick residents regarding potential impact on wetlands and the residential neighborhood.

Ms. Hurt-Mendyka referenced as follows the July 3, 1996 recommendation from Orchard Hiltz & McCliment:

2. *Details of the storm sewer and detention areas must comply with City of Auburn Hills regulations. If the wetland area is to be used for storage, approval must be obtained from the MDEQ and an easement obtained from the adjacent property owner if applicable.*

Mr. Lehoczky advised that MDEQ approval will be required if the wetland is to be impacted by sedimentation ponds, detention areas and soil erosion.

Mr. Shirley called for comments from the petitioner. **Mr. Laurie Lodico** (engineer from Giffels Webster) explained proposed detention and sedimentation ponds to contain a volume of storage for a 10-year storm, noting that flow will follow the existing drainage pattern with decrease in the current discharge rate because of storage in the pond and piping. He affirmed that there will be no detrimental impact on the wetland even at the 100-year storm level and that application to the MDEQ will be made because stormwater on the site, in its improved state, will be discharging water into the wetland. Mr. Lodico explained that Orchard Hiltz is recommending a control structure at the outlet on Joswick. In response to a question from Mr. Shirley, Mr. Lodico stated that the wetlands will not be disturbed and all work, including the sedimentation basin, will be outside the wetland area. Ms. Hurt-Mendyka ascertained that the MDEQ permit will be required prior to any landbalancing.

Mr. McMillin asked if there will be a "no left turn" restriction for traffic westbound on Walton (as at the McDonald's site). Mr. Lehoczky referenced a recommendation from the Police Department that their concerns have been addressed. He noted the parking configuration to eliminate straight-through traffic and suggested that a turn restriction might increase the traffic problem on Walton. Ms. Hurt-Mendyka commented that her training at various seminars indicates that ingress/egress on a busy thoroughfare should be limited for purposes of safety. She questioned the distance between Joswick and the two Walton curbcuts. **Mr. Charles Fossi** (architect) estimated 280 feet from the west drive, 360 feet between the two drives and 170 feet from the east drive to the McDonald's curbcut. Ms. Hurt-Mendyka requested that the petitioner consider a single boulevard-type ingress/egress on Walton. **Mr. Cary Gittre** (property owner) stated that he has spent a great deal of time with Mr. Lehoczky, Mr. Thacker and the City Engineers, who have all reviewed site plan configurations regarding access to Walton and Five Points Drive. He noted that one of the two curbcuts on Five Points Drive was eliminated as recommended by the Police Chief. Mr. Gittre stated that he would be willing to consider all recommendations of City consultants, noting that the northwest parcel is under option to purchase; and, if it is not included, there would probably be another ingress/egress on that parcel to serve whatever use is developed there. Mr. Lodico suggested that a single route for users and deliveries would create back-ups both on-site and on Walton. He felt that the number of parking spaces and amount of Walton frontage warrants two curbcuts as proposed. Mr. Lehoczky explained that approval of B-1 zoning for the referenced parcel included a condition that there would be no access from Joswick. He concurred that, if the parcel is separated from the subject site plan, there would be another curbcut on Walton. Ms. Hurt-Mendyka expressed concern regarding traffic problems on Walton. Mr. Lodico advised that the site plan includes lane widening and acceleration/deceleration lanes on Walton. A resident in the audience noted that Walton narrows from two lanes to one lane directly in front of the subject site.

Mr. McMillin questioned the landscape plan. Mr. Lehoczky noted a berm and heavily-wooded area at the northwest corner adjacent to Joswick. In response to a question from Mr. Shirley, Mr. Fossi explained the proposal for a restaurant/entertainment cluster with retail being entertainment-oriented to complement the restaurants. He presented an artist's rendering of the facade which will include a turn-of-the-century, small-town architectural theme. Mr. Fossi noted that the landscape plan includes: elevated boulder wall planters with large areas of landscaping, islands throughout parking lots, landscaped signage at the entrances, a buffer of landscaping around the back of the building, a double row of pines on the eastern side of the wetlands along Joswick all the way to Walton to buffer the residential area. He noted that the

northwest parcel (zoned B-1) will be restricted to employee parking. Mr. Shirley questioned if that parking is essential to the site. Mr. Fossi explained that the increased quantity of parking will be needed to serve restaurant uses. He requested a recommendation for approval with the understanding that a site plan for the drive-through restaurant referenced by Mr. Lehoczky will be presented when a specific tenant is determined. Mr. Fossi affirmed his belief that the drive-through site can be designed to meet ordinance requirements without variances. Mr. Lehoczky noted that site size requirements for drive-through restaurants have been revised. Mr. Fossi suggested that the drive-through would be considered as part of the entire site - not as a separate parcel. Mr. Lehoczky referenced the ordinance requirement that each site must stand on its own for condominium-type development. In response to a question from Mr. Niedjelski, Mr. Lehoczky explained that frontage plantings will be approximately 75 feet from the centerline of Walton (60-foot right-of-way plus 15-foot greenbelt).

Mr. Blomquist questioned the type of entertainment proposed for this site. Mr. Lehoczky explained that some of the entertainments will require Special Land Use approval. Mr. Gittre noted a similar development in Farmington Hills (Roosevelts) with uses which include billiards, indoor golf, modern-day banquet facilities, etc. Four restaurants are proposed with possibly three retail tenants, along with service-type facilities such as a travel agency. In response to a question from Mr. Beckett, Mr. Gittre explained that negotiations are in process with upscale restaurants, although no agreements have been signed as yet.

Mr. Shirley called for comments from the audience. **Mr. Steven Clark** of 2429 Joswick expressed concern regarding safety of children since the development will create additional traffic on Joswick where there are no sidewalks. He requested that the petitioner install a sidewalk on the west side of the entire length of Joswick. Mr. Lodico explained that all trees will remain in the wetland area as they are now, with additional evergreens to be installed on the eastern boundary of the wetland. He suggested that patrons would enter and exit the site from the Five Points ingress/egress to access I-75. Mr. Shirley agreed that users would probably not exit, turning left onto Walton and left on Joswick. Mr. Lodico advised that, with the development, a lane will be added to Walton from Joswick to the westernmost entrance. He noted the petitioner's efforts to design the site with potential to relieve a flooding situation on Joswick.

Mr. Richard Wagner (resident at the corner of Walton and Joswick) expressed concern that the entertainment not encourage a video game/beer drinking atmosphere. In response to a question from Mr. McMillin, Mr. Lehoczky affirmed that games, billiards, etc. would require Special Land Use which can be denied on the basis of health, safety and welfare concerns. He noted that Special Land Use can also be conditioned with time limits, etc.

Ms. Valery Latender of 2136 Snellbrook noted the proliferation of area strip malls which have ongoing vacancies. Mr. Shirley advised that the City can neither encourage nor discourage types of development. Mr. McMillin explained that the property is zoned B-1 for business use.

Mr. Kevin Dewey opposed the development (because of traffic congestion) until Walton is widened. He expressed concern with gas, salt, oil run-off which will eventually destroy the wetland. Mr. Lodico noted that: the wetland is isolated from the parking area; the MDEQ has established criteria for removing sediment from run-off before it enters the wetland; provisions for wetland protection on this site exceed MDEQ requirements; sedimentation basins will be cleaned on a yearly basis.

Mr. Dewey questioned hours of operation, liquor licenses, etc. Mr. Shirley advised that these items would be approved by City Council under Special Land Use considerations.

Ms. Patti Hassett of 2471 Joswick questioned discrepancies in the landscape text and drawing. Mr. Lodico explained the drawing and plant list, affirming that, if there are any discrepancies, the most stringent requirement would be adhered to. Ms. Hassett requested that the Redman Linden be exchanged for another species since it is attractive to bees and her son is very allergic to bee stings. Mr. Lodico agreed to the revision. Ms. Hassett expressed concern regarding run-off into the wetland and questioned the setback when Walton is widened. Mr. Lehoczky advised that widening of Walton will not affect the proposed greenbelt. In response to a question from Ms. Hassett, Mr. Shirley advised that all

residents who were notified of this meeting would be notified of future meetings regarding Special Land Uses, liquor licenses, etc. Ms. Hassett questioned what percentage of landscaping is required for the B-1 parcel. Mr. Lehoczkzy advised that proposed landscaping exceeds ordinance requirements. In response to further questions from Ms. Hassett, Mr. Lehoczkzy explained that a traffic impact study was done prior to development of the McDonald's site. Ms. Hassett suggested that new development should not be permitted until a left turn lane is installed on Walton. Mr. Lehoczkzy verified that the Walton entrance is two-way. Ms. Hassett alleged that lunchtime traffic will travel Joswick to make a right turn into the site. She questioned if the Planning Commission can request a traffic count on Joswick to determine if there is increased traffic following completion of the subject development. Mr. Shirley suggested that this question be presented to Council. In response to a question from Ms. Hassett, Mr. Lodico explained that red dots on the trees indicate that they are protected. He reiterated that no trees will be removed from the wetland. Mr. Shirley referenced woodland ordinance requirements for a complete inventory of all trees on the site. Ms. Hassett concurred with the comment regarding vacant strip malls in the City. She expressed concern with customer parking on the side of Joswick when parking within the development is filled and requested a high wall on the east side of the trees in the northwest corner. Mr. McMillin noted that parking on the east side of Joswick would be illegal and patrons would not continue to use it after being ticketed or having their vehicles towed away. Ms. Hassett referenced Section 1808 of the Zoning Ordinance which indicates that the Planning Commission can recommend some type of buffer between commercial and residential uses. She requested a masonry wall higher than 5 feet.

Mr. Glen Nelson of 2459 Joswick questioned if Joswick could be made a dead end because of traffic concerns. In response to his questions regarding the landscape plan, Mr. Lehoczkzy explained the requirement for one tree for every 30 feet of road frontage. Mr. Lodico affirmed that 10 trees are required for Joswick from the wetland to Walton. Mr. Lehoczkzy reiterated that the petitioner is proposing more landscaping than required. Mr. Nelson questioned fencing of the retention area. Mr. Lodico advised that depth of the area does not require fencing. Mr. Nelson noted that the tree survey was done some time ago and suggested that some trees may have grown in the interim to the size for protected tree designation. Mr. Lehoczkzy explained that Mr. Schoonfield is very diligent in addressing woodland ordinance requirements. Mr. Lodico advised that the tree survey was done in two phases - the wetland area in November of 1995 and the remainder of the site earlier. He noted that a significant number of additional plantings are being proposed. Mr. Nelson suggested that a "no left turn" restriction, necessary address traffic on Walton, will encourage use of Joswick. Ms. Hurt-Mendyka noted that the left turn restrictions in this area were imposed at the request of residents. Mr. Nelson questioned the Farmington Hills development referenced earlier in the meeting. **Mr. William Gittre** (owner of the Roosevelt's development) invited everyone to visit his operation and check with Farmington Hills City Council members who will confirm that the facility attracts an upscale clientele and presents no crime or nuisance problems. Mr. Nelson questioned the aforementioned control structure, which Mr. Lehoczkzy and Mr. Lodico explained is an underground drainage device. They affirmed that the 30-foot high lighting in parking areas will be shielded away from the residential area in accordance with ordinance requirements. In response to a question from Mr. Nelson, Mr. Lehoczkzy advised that setback from Joswick would be 30 feet from the centerline plus the 15-foot greenbelt. Mr. Nelson requested an 8-foot high wall for safety of Joswick residents and to buffer noise from the development. He also requested denial of the site plan until all requirements are met.

Ms. Diane Nelson of 2459 Joswick commented that, since development of the parcel in some manner is inevitable, she would request an 8-foot high wall to keep patrons away from residents - particularly since liquor will be served.

Mr. Clarence Bennett of 3814 Tienken advised that, although Tienken Road has been barricaded for some time, there is still a constant flow of high speed traffic. He expressed doubt regarding a previous comment that ticketing and towing of vehicles will discourage illegal parking on Joswick.

Mr. Dewey asked if the sidewalk and landscaping proposed on Walton will be torn out when the road is widened. Mr. Lehoczkzy explained that the City would probably require escrow of funds for installation of a pathway after the road is widened. Mr. Shirley suggested that any future Joswick sidewalk would probably be installed on the west side because there are no residences on the east side. Mr. Dewey stated that a

left turn restriction into the site from westbound Walton will only encourage a left turn onto Joswick to enter from Five Points Drive. He explained that his concern is more with speed than volume of traffic on Joswick. Residents in the audience concurred that the Auburn Hills Police Department patrols Joswick on a regular basis.

Ms. Hassett requested that construction traffic for the subject site be prohibited on Joswick. Mr. Shirley agreed that this could be included in the Planning Commission's recommendation since there is to be no construction along Joswick frontage.

Mr. Cary Gittre explained that the property was purchased approximately 1 1/2 years ago at a significant cost and he is making every effort to please everyone on the community. He noted that this will be a restaurant park designed as a benefit to the area. In response to a question from Mr. McMillin, Mr. Gittre advised that he does not envision parking on Joswick since sufficient spaces (150 more than required by ordinance) are being provided within the development. He noted that some of the retail uses will probably be open only during the day. Ms. Hurt-Mendyka asked if liquor licenses can be approved since there is a church across the road. Mr. Lehoczky explained that the 500-foot requirement can be measured in different ways. Ms. Hurt-Mendyka referenced a notation that no seating is required in the billiard area. Mr. Gittre explained that there will be stools and wall benches. In response to a question from Ms. Hurt-Mendyka, Mr. Lehoczky advised that site lines would be required around the proposed drive-in facility prior to approval. He affirmed that the pathway is part of the site plan. Ms. Hurt-Mendyka requested that installation of the pathway be required by other businesses to connect from Joswick to Squirrel Road. Mr. Lehoczky suggested that the City Engineer will review plans to determine installation of a pathway fronting the subject site. Ms. Hurt-Mendyka recommended combining the two Walton curbcuts into one boulevard entrance. Mr. Lehoczky noted that the westernmost ingress/egress would be primarily for the proposed drive-through establishment. Ms. Hurt-Mendyka questioned if the Walton curbcuts could be designated individually as an entrance and an exit. Mr. Gittre reiterated that the majority of traffic will enter the site from Five Points Drive. Mr. Lodico explained that Mr. Hiltz and the Police Chief concurred that the concentration of traffic will be from Five Points Drive. He affirmed that Walton Boulevard site plan lines are projected in accordance with future road widening. Ms. Hurt-Mendyka stated that, while the development appears to be a very desirable design, she would not support it unless entrances are combined into one or made one-way. Mr. Wagner and Mr. Shirley suggested that one-way ingress/egress might increase back-up problems on Walton. Mr. Lehoczky affirmed that the site plan includes acceleration/deceleration lanes for safer ingress/egress. Mr. Cochran referenced the June 18 letter from Police Chief Dalton indicating that they have no objection to the site plan. Ms. Hurt-Mendyka noted that, although the Police Department indicated no objection to the WalMart site plan, there are significant traffic problems now that the facility is in operation.

Mr. McMillin expressed concerns with rights of the property owner since the City zoned the area for business several years ago. Mr. Shirley suggested that the property was zoned for business because of the high traffic volume on Walton. Mr. Lehoczky noted the City's intent to concentrate on quality of development - not quantity. He expressed concern with a masonry wall requested by Joswick residents, suggesting that the greenbelt and berm would be more desirable. Mr. Blomquist asked the petitioner if he would be willing to install a chain link fence inside the tree line on the northwest parcel since this would be more attractive than a wall. Mr. Gittre suggested approval of the site plan with the understanding that he will install a chain link fence if problems develop in the future. Mr. Lehoczky affirmed that a condition for fencing in the future, if needed, would be enforceable since Mr. Gittre's willingness to do so is now a matter of record. Mr. Lehoczky noted that chain link fences tend to collect blowing debris which becomes unsightly. Mr. Gittre reiterated that the northwest lot will be for employee use, and the high berm should discourage trespassing onto Joswick. Mr. Wagner stated that he would prefer a fence. Ms. Hassett stated that a chain link fence will not buffer sound and can be climbed easily for access to Joswick. Mr. Lehoczky suggested that the proposed vegetation should buffer noise.

Mr. Dewey questioned the City's liability if a child drowns in the retention area, which he feels should be fenced. Mr. McMillin questioned potential depth of the pond. Mr. Lodico explained that, while depth of the basin will be up to 42 inches, it should be empty most of the time. Ms. Nelson opposed a chain link fence, questioning why businesses on the other side of Joswick have a wall and none is proposed for the

subject site. She emphasized her concern to have her home protected from patrons who have been drinking. Mr. McMillin suggested that a solid wall and trees might encourage undesirable loitering since it would be impossible for police patrols to see what activity is taking place. In response to a question from Mr. McMillin, Mr. Lehoczy affirmed that the Planning Commission recommendation will not include Building F, which does not meet requirements of the ordinance.

Mr. Beckett moved to recommend to City Council conditional approval of SP96-29, Auburn Entertainment Restaurant Park, including discretionary findings of fact in Mr. Lehoczy's letter of July 2, 1996, and including discretionary findings of fact from all applicable City agencies, with the conditions that all requirements and standards of the ordinance are met in that parking space lengths are required to be 20 feet in depth adjacent to the 15-foot greenbelt, that restaurant "F" as depicted on the site plan is not included in this recommendation, that any billiard operation or entertainment operation would have to come before the Planning Commission/City Council for Special Land Use, that a fence on the east side of the berm along Joswick will be added if there are any problems, and that construction traffic cannot use Joswick.

Supported by Mr. Cochran.

VOTE: Yes: Beckett, Blomquist, Cochran, McMillin, Niedjelski, Shirley
 No: Hurt-Mendyka

Motion carried (6-1)

**CITY OF AUBURN HILLS
ENVIRONMENTAL REVIEW BOARD**

June 26, 1996

CALL TO ORDER: Chairman Kresnak called the meeting to order at 7:32 p.m.

ROLL CALL:

Present.	Barber, P. Kresnak, Rollin, Rowe
Absent.	Chilkott, Peters, Wilson
Also Present.	Public Services Director Schoonfield
	5 Guests

LOCATION: Civic Center, 1827 N. Squirrel Road, Auburn Hills MI 48326

PUBLIC HEARING

SP96-29, Auburn Entertainment - Restaurant Park

The public hearing was opened at 7:33 p.m. with Mr. Kresnak presenting the request for a tree removal permit to facilitate construction of 46,310 square feet of buildings consisting of 4 restaurants and 2 retail areas located at the southeast corner of Joswick and Walton Boulevard with frontage on Five Points Drive (Sidwell Nos. 14-13-126-001, 002, 006 and 012). Mr. Schoonfield referenced as follows his June 19, 1996 memo:

Attached is a report from our woodlands consultant relating to the above mentioned project. The report states that the plan is in general conformance to the woodlands ordinance requirements and a tree removal permit is recommended. An on-site inspection was also made to confirm plan correctness. After the public hearing, if you find your questions satisfactorily answered it would be appropriate to move to recommend to City Council approval of a tree removal permit for SP96-29, Auburn Entertainment - Restaurant Park.

Mr. Kresnak referenced a call from **Ms. Patti Hassett** of 2471 Joswick requesting that ERB action be deferred to the next meeting since she and her neighbor, Mr. Nelson, were unable to be present on June 26. Mr. Kresnak explained that, if the plan is in compliance with requirements of the woodland ordinance, it would be appropriate for the ERB to make a recommendation since property owners within 300 feet will be notified of site plan review by the Planning Commission.

Mr. Kresnak called for comments from the petitioner. **Mr. Laurie Lodico** of Giffels Webster explained that all trees on the heavily-wooded site have been inventoried, and the petitioner has attempted to preserve as many existing trees as possible as a buffer for neighboring residences. He noted that:

1. There are 420 protected trees on the site.
2. 280 trees will be removed from the building area.
3. Trees to be removed will be replaced in compliance with the City's woodland ordinance and will include two rows of evergreens (along Joswick and at the back of the site) for a double level of year-round screening
4. Landscaping is designed to qualify for the 15% "high quality" reduction, although this is not being requested since proposed landscaping exceeds the required percentage.
5. The regulated wetland will be preserved with modifications only as requested by the City Engineer to provide a controlled structure as protection for the existing stormwater system.
6. Retention will be within the site development area to maintain the existing rate of flow into the wetland.

Mr. Kresnak questioned the required caliper for understory or ornamental trees. Mr. Schoonfield verified that 2-inch caliper is required by ordinance. Mr. Rowe noted that the structure more than meets the requirement for a 200-foot setback from the nearest Joswick residence.

Mr. Lodico explained that the site is designed to have run-off filter through a grassy area before it enters the wetland. In response to questions from Mr. Kresnak, he advised that no fencing is proposed around the existing wetland and that the landscaping plan allows ample space for tree growth. Mr. Lodico affirmed that he is aware of proposed practices for removal of tree wrap, guy wires, etc. and that these standards will be included in the bid documents.

Mr. Kresnak called for comments from the audience. Mr. Raymond Price of 2391 Joswick noted lack of storm sewers on Joswick and requested assurance that existing drainage problems will not be further impacted by development of the subject site. Mr. Kresnak advised that the site is being engineered so as not to increase the current rate of run-off into the wetland. Mr. Schoonfield affirmed that handling of stormwater for the site is appropriately addressed.

In response to a question from Ms. Barber, Mr. Cary Gitre (representing Alliance Realty) advised that negotiations with restaurant tenants for the development have not been finalized at this time.

There being no further comments, the public hearing was declared held at 7:48 p.m.

Mr. Rowe moved to recommend to City Council approval of a tree removal permit for SP96-29, Auburn Entertainment - Restaurant Park.

Supported by Ms. Barber.

VOTE: Yes: Barber, P. Kresnak, Rollin, Rowe
 No: None

Motion carried (4-0)