

# AGENDA

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## Planning Commission

Wednesday, December 11, 2024 ❖ 6:30 p.m.  
(Dinner starts at 6:00 p.m.)

**LOCATION: Robert W. Grusnick Public Safety Building**  
**1899 N. Squirrel Road ❖ Auburn Hills MI**

PHONE: 248-364-6900 [www.auburnhills.org](http://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** – November 13, 2024
5. **PETITIONERS** – None
6. **UNFINISHED BUSINESS** – None
7. **NEW BUSINESS**
  - 7a. Discussion regarding various planning, zoning, and development items
  - 7b. Motion - Cancel the January 8, 2025 Auburn Hills Planning Commission Meeting
8. **COMMUNICATIONS**
9. **NEXT SCHEDULED MEETING** – Wednesday, February 5, 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.



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

November 13, 2024

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

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

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

**3. PERSONS WISHING TO BE HEARD**

**4. APPROVAL OF MINUTES – September 11, 2024**

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

Second by Ochs.

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

**5. PETITIONERS**

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

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

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

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

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

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

The Commission asked about the following:

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

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

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

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

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

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

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

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

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

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

**Second by Ochs.**

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

**No: None**

**Motion Carried (8-0)**

**6. UNFINISHED BUSINESS – None.**

**7. NEW BUSINESS**

**7a. Architectural Design Policy Update**

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

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

Mr. Ferguson commented that he also supports the policy.

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

**Second by Ochs.**

**VOTE: Yes: Ferguson, Ochs, MacMillan, Shearer, Tringali, Beidoun, Pavlich, Oullette**

**No: None**

**Motion Carried (8-0)**

**8. COMMUNICATIONS**

**8a. Y2025 Planning Commission Meeting Schedule**

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

**8b. Michigan Planning Conference Recap**

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

**8c. Development Project Construction Update**

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

**9. NEXT SCHEDULED MEETING**

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

**10. ADJOURNMENT**

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

Submitted by:

Devin Lang

Construction Coordinator

2025 Calendar - US

Full-year calendar designed for printing on 1 page.

Downloaded from WinCalendar.com

WinCalendar January 2025						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
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WinCalendar February 2025						
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WinCalendar March 2025						
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WinCalendar April 2025						
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WinCalendar May 2025						
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WinCalendar June 2025						
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WinCalendar July 2025						
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WinCalendar August 2025						
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WinCalendar September 2025						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
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WinCalendar October 2025						
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WinCalendar November 2025						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
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WinCalendar December 2025						
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Date	Holiday
Jan 1	New Year's Day
Jan 20	Martin Luther King Jr.
Feb 22	Washington's Birthday
May 26	Memorial Day
Jun 19	Juneteenth
Jul 4	Indep. Day
Sep 1	Labor Day
Oct 13	Columbus Day
Nov 11	Veterans Day
Nov 27	Thanksgiving Day
Dec 25	Christmas
(April 18	Good Friday)

	City Council Meeting
	Election Day

	City Hall Closed
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	PC Meeting
	ZBA Meeting

	MAP Conference
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For online version of this Calendar see:

<https://www.wincalendar.com/2025-Holiday-Calendar>