



CITY OF AUBURN HILLS
PLANNING COMMISSION
MINUTES

December 10, 2025

CALL TO ORDER: Vice Chairperson Beidoun called the meeting to order at 6:31 p.m.

ROLL CALL: Present: **Carolyn Shearer, Darlene MacMillan, Jack Ferguson, Cynthia Pavlich, Raymond Saelens, Dominic Patrus, Sam Beidoun, Dominick Tringali**

Also Present: Director of Community Development Steve Cohen, Assistant Director of Community Development Devin Lang, Director of Recreation Chris Stepp, Director of Senior Services Jackie Monroy.

LOCATION: Robert W. Grusnick Public Safety Building, 1899 N. Squirrel Road, Auburn Hills, MI 48326

3. MOMENT OF SILENCE IN REMEMBRANCE OF FORMER PLANNING COMMISSION MEMBERS

- **GREG OUELLETTE** – Served February 1998 to November 2025, Chair 2009 to 2025
- **LARY BECKETT** – Served April 1990 to August 2004, Chair 1998 to 2004
- **GLEN SCHOONFIELD** – Served June 2000 to August 2003, Secretary 2001 to 2003

Mr. Beidoun led the Planning Commission in a moment of silence and spoke about the significant contributions of former Commission members.

4. PERSONS WISHING TO BE HEARD - None

5. APPROVAL OF MINUTES – October 08, 2025

Moved by Shearer to approve the minutes of October 08, 2025.

Second by Saelens.

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

No: None

Motion Carried (8-0)

6. PETITIONERS – None

7. UNFINISHED BUSINESS – None

8. NEW BUSINESS

8a. Recreation Update

Director of Recreation Stepp was introduced to the Commission and gave an overview of his background and professional experience. He indicated that the Recreation Department was recently fully staffed and is looking forward to bringing back old programming and introducing new programs.

8b. Age-Friendly Auburn Hills Update

Director of Senior Services Monroy was introduced to the Commission and provided the following information:

- AARP Livable Communities 2025-2030 Action Plan (formerly Age Friendly) was approved by the Auburn Hills City Council.
 - Scam awareness classes are already being offered as part of the 2025-2030 action plan.
 - Several more classes, including emergency preparedness and self-defense classes, are also being planned.
- Through a partnership with SMART, a new senior bus has been placed into service and is currently serving the community.

8c. Planning, Zoning, and Development Update

Director of Community Development Cohen and Assistant Director Lang provided an overview of ongoing and upcoming development projects (Attachment A).

8d. Cancellation of the January 7, 2026, Planning Commission Meeting

No regular business will be ready for consideration at the January 7, 2026 Planning Commission meeting, so the meeting will be canceled.

9. ELECTION OF OFFICERS

Per Article 5 of the Planning Commission's By-Laws and after consultation with the City Attorney, it would be appropriate for the Y2026 elections to take place for the Chairperson, Vice-Chairperson, and Secretary at this meeting.

Ms. Pavlich nominated Mr. Beidoun for Chairperson.

There were no other nominations.

Beidoun accepted the nomination for Chairperson.

Second by Patrus.

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

No: None

Motion Carried (8-0)

Mr. Beidoun nominated Ms. MacMillan for Vice Chairperson.

There were no other nominations.

MacMillan accepted the nomination for Vice-Chairperson.

Second by Saelens.

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

No: None

Motion Carried (8-0)

Mr. Beidoun nominated Ms. Shearer for Secretary.

There were no other nominations.

Shearer accepted the nomination for Secretary.

Second by Saelens.

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

No: None

Motion Carried (8-0)

10. COMMUNICATIONS - None

11. NEXT SCHEDULED MEETING

The next scheduled meeting is on Wednesday, February 4, 2026, at 7:00 p.m. in the Council Chamber, 1827 N. Squirrel Road.

12. ADJOURNMENT

There being no further business, Chairperson Beidoun adjourned the meeting at 7:51 p.m.

Submitted by:

Devin Lang

Assistant Director of Community Development

ATTACHMENT A

Planning and Development - 2025 Recap

Notable Successful Completions/Opening

1. Chick-fil-A PUD - 2111 N. Squirrel Road
2. Taylor Crossings Senior Apartments PUD – Taylor Road - four-story, 124 units
3. Oakland Christian School parking lot expansion - 79 spaces and student drop-off loop
4. Penske Vehicle Services – 2150 Executive Hills Court - vehicle painting facility with overnight storage of new vehicles
5. University Plaza – former Mongolian BBQ – Five tenant spaces - physical therapy, deli, nail salon, coffee shop, Mediterranean Fresh
6. Atlantic Spec Building - 1600 Atlantic - Superior Electric Great Lakes – 55,000 sq. ft. clean industrial building
7. The Public Square – Downtown – outdoor event space, picnic areas
8. Beacon Hill Townhomes (Phase 5) – North of Walton Blvd. - 65 two-story townhouse-style apartments
9. The Parkways (Phase 3) PUD – 50 residential units. 18 owner-occupied townhouse-style condominiums and 32 townhouse-style apartments

Under Construction

1. The Webster PUD – Downtown – 6-story, 126,271 sq. ft. building (7,687 sq. ft. retail with 88 apartment units)
2. Alo's Sports Bar – 3315 Auburn Road – Reuse of a 6,371 sq. ft. building with a new restaurant with outside seating
3. Residences at River Trail PUD – Old Adams Road - 89 townhome-style apartments
4. Woodland Villas PUD – Bald Mountain – 113 detached single-family homes with clubhouse, swimming pool, and pickleball courts
5. OCC's new sign enhancement program
6. General Motors Co. Supplier Logistics Center PUD - former Palace of Auburn Hills property – 715,012 sq. ft. clean industrial building
7. Pacific/Taylor Spec Building – 47,728 sq. ft. clean industrial building
8. Greystone Pickleball Club PUD – 900 N. Opdyke Road - 60,528 sq. ft. indoor recreational facility/event venue
9. 975 S. Opdyke Self Storage PUD – 45,032 sq. ft. building addition (702 storage units)
10. Chillbox Corporate HQ – former YMCA on Walton – Reuse of a 61,756 sq. ft. building with office and café with outside seating
11. Brose HQ Parking Lot Expansion – Automation Avenue - 75 spaces

Anticipated to Start/Re-Start Construction

1. Clean View Car Wash – Auburn Road, near Adams Road – 16,307 sq. ft. car wash
2. The Learning Experience – N. Squirrel Road - 10,000 sq. ft. childcare facility
3. Five Points Community Church – NW Corner of N. Squirrel Road and Walton Blvd. - 10,220 sq. ft. sanctuary addition
4. Joslyn Road Mobil Fueling Station PUD – west side of Joslyn Road, near I-75 - 4,608 sq. ft. convenience storage with passenger and truck fueling
5. Auburn Hills Municipal Campus Fueling Station – dual fuel dispenser for City vehicles
6. Harmon Road Spec Building – NE corner of Pinnacle Ct and Harmon – 120,000 sq. ft. clean industrial building
7. Oakland Christian School – Shimmons Road - LED sign
8. The Avant at Five Points PUD - Five Points Drive – 68 apartment units (*note: project status undetermined/ currently in litigation*)

Advance Planning

1. City of Auburn Hills 2025 Residential Build-Out Analysis and Future Growth Study
Documented future build-out scenarios based on the current zoning and master land use plan. The study divided the City's residential areas into 12 sections and showed the existing and projected unit counts for each section. The analysis showed that the City has 11,639 housing units, with an estimated population of 24,675. The City is projected to add approximately 1,725 housing units at build-out, resulting in a population increase of roughly 3,657 people (28,332).

Advance Planning (cont.)

2. City of Auburn Hills Housing Policy Statement.

The City adopted a housing policy statement which demonstrated compliance with State law and outlined how Auburn Hills' Master Land Use Plan and Zoning Ordinance support "a range of housing types, costs, affordability, attainability, ages, and other characteristics, including single and multiple-family dwellings to serve the housing demands of a diverse population." The City's analysis demonstrates an approximate 50/50 mix of owner-occupied and for-rent properties, and the policy outlines the City's diverse housing types and demonstrates compliance with the intent of the State law.

3. Age-Friendly Action Plan 2025-2030

Contains 16 Action Items that focus on three of the eight domains of an age-friendly community: 1) Communication and Information; 2) Social and Civic Participation; and 3) Public Safety and Emergency Preparedness.

Zoning Amendments

1. Updated the City's zoning standards in preparation for the site plan submittal of the planned extension of the municipal parking structure in Downtown Auburn Hills.
2. Required off-street parking for new residential dwelling units in the Downtown based on the recommendations of the February 2024 Downtown Parking Study conducted by Rich & Associates Parking Consultants.
3. Amended the Planned Unit Development Option (PUD) standards to tighten up and clarify the expiration time frames for new projects. With this amendment, PUD projects would have one year to begin construction and 18 months to complete construction after construction commences, unless the City Council approves a more extended construction period.
4. Amendment that allows the City Council, on a case-by-case basis, to consider and potentially approve housing proposals, with a preference for owner-occupied condominiums, under the Planned Unit Development Option in the T&R District.
5. Revision to permit the outdoor storage of ice chests and propane tanks at gasoline service stations in the B-2 District.

Work Program for Y2026

Anticipated Development Projects for Public Review

1. 111-space municipal parking lot north of Auburn Road/Churchill - former Farm Boy property
2. SLU permit for outside storage of 14 vehicles at the new Concraft facility at 4225 N. Atlantic
3. Expansion of the CREST Training Center on OCC's campus. 79,000 sq. ft. tactical village and range
4. Downtown municipal parking deck expansion (*tentative*)
5. 32-unit condominium project called River Bend PUD south of Auburn Road, east of Cross (*tentative*)
6. Sheetz gas station at 3880 Lapeer Road - former Post Bar (*tentative*)

Advance Planning/Zoning Amendments

1. Make editorial changes to the Master Land Use Plan. Process the change through the Oakland County review process. Publish new brochures. This was last done in 2018.
2. Universal Design Policy – expansion of 2017 ordinance