



CITY OF AUBURN HILLS
PLANNING COMMISSION
MINUTES

February 4, 2026

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

ROLL CALL: Present: **Carolyn Shearer, Darlene MacMillan, Jack Ferguson, Raymond Saelens, Dominick Tringali, Cynthia Pavlich, Dominic Patrus, Sam Beidoun**
Absent: None
Also Present: Director of Community Development Steve Cohen, Assistant Director of Community Development Devin Lang
Guests: Two

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

3. PERSONS WISHING TO BE HEARD

4. APPROVAL OF MINUTES – December 10, 2025

Moved by Pavlich to approve the minutes of December 10, 2025.

Second by Patrus.

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

5. PETITIONERS

Chairperson Beidoun shared the public hearing procedure and the steps the Commission will follow.

5a. Concraft, Inc. (7:03 p.m.)

Public Hearing/Motion – Recommendation to City Council for Special Land Use Permit approval to allow for the outside and overnight storage of commercial vehicles.

Mr. Beidoun opened the public hearing at 7:04 p.m.

Mr. Cohen confirmed that the hearing documents are in order and that no communications had been received regarding the petition.

Mr. Cohen stated that this is a request from Concraft, Inc. for a Special Land Use Permit to allow for the outside and overnight storage of up to fourteen (14) commercial vehicles on the property located at 4225 N. Atlantic Blvd. The vehicles will be screened from view of the roadway by the company's 34,961-square-foot building. The parcel is 2.01 acres and zoned I-1, Light Industrial.

Concraft, Inc. is a property restoration company for homeowners and business owners throughout southeast Michigan. They provide 24/7 emergency response for their customers, including securing buildings after damage from floods, storms, vehicles and fire. They previously received similar Special Land Use permits in 2005 and 2022 for the outdoor storage of commercial vehicles at their former location at 1171 Centre Road. The company moved to 4225 N. Atlantic Blvd. in early 2024.

Nick Crimando, Concraft, Inc., 4225 N. Atlantic Blvd., Auburn Hills, MI 48326 was available to answer any questions of the Commission.

The Commission asked about the following:

1. The size of the building;
2. Whether the vehicles could be stored in the building;
3. Type of restoration activities;
4. Whether items are wrapped;
5. How many customers there are at any one time;

6. The number of vehicles currently stored outside;
7. Compliance history at the previous site;
8. The size of the crates;
9. Are the vehicles stored outside empty.

Mr. Crimando explained that the building is approximately 35,000 square feet. The contents are stored in 10'x10' or 9'x13' crates, which are not easy to move around. Parking the vehicles inside would not leave room for the storage crates. Mr. Crimando also explained that there is a room dedicated for restoration of the contents of the crates. That room is approximately 20'x25' and is used to work on the contents. The odd-shaped items (i.e. couches, chairs, etc.) are wrapped to protect them. Concraft handles approximately 1,000 customers per year, and the number at any one time varies. There were twelve (12) vehicles stored outside under the 2022 agreement. The number of vehicles has increased over the span of the previous two agreements. In 2002, there were four (4) vehicles stored outside. The company has been very successful. Mr. Crimando confirmed that the trucks stored outside are empty.

Mr. Cohen stated that Concraft has a good track record with the City. Any issues Code Enforcement has observed over the years have been addressed promptly.

There being no public comments, Mr. Beidoun closed the public hearing at 7:12 p.m.

Moved by Ferguson to recommend to City Council the approval of the Special Land Use Permit for Concraft, Inc., to allow for the outside and overnight storage of fourteen (14) commercial vehicles at 4115 N. Atlantic Blvd., subject to the representations made by the company and the conditions of the City's Administrative Review Team. This permit is non-transferable and shall expire if Concraft, Inc. vacates or ceases operations on the property.

Second by Saelens.

VOTE:

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

No: None

Motion Carried (8-0)

6. UNFINISHED BUSINESS – None.

7. NEW BUSINESS

7a. Discussion (Potential Motion) – Amend the By-Laws to start future meetings at 6:00 p.m.

Moved by Shearer to amend the City of Auburn Hills Planning Commission By-Laws, Article 4. Section 1. to change the meeting time to 6:00 p.m.

Second by Pavlich.

VOTE:

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

No: None

Motion Carried (8-0)

8. COMMUNICATIONS

Mr. Cohen shared information regarding potential matters coming before the Planning Commission in the next few months.

9. NEXT SCHEDULED MEETING

The next scheduled meeting is on Wednesday, March 4, 2026 at 6:00 p.m. in the Auburn Hills Council Chambers.

10. ADJOURNMENT

There being no further business, Chairperson Beidoun adjourned the meeting at 7:31 p.m.

Submitted by:

Susan McCullough, MiPMC III, CMC

Recording Secretary