



CITY OF AUBURN HILLS PLANNING COMMISSION MINUTES

April 8, 2026

CALL TO ORDER: Chairperson Beidoun called the meeting to order at 6:00 p.m.

ROLL CALL: Present: **Carolyn Shearer, Michelle Case, Darlene MacMillan, Jack Ferguson, Dominick Tringali, Cynthia Pavlich, Dominic Patrus, Sam Beidoun**
Absent: Raymond Saelens
Also Present: Director of Community Development Steve Cohen, Assistant Director of Community Development Devin Lang, City Engineer Tim Juidici (OHM), City Attorney Dan Kelly (The Kelly Firm)
Guests: 23

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

Chairperson Beidoun welcomed new member of the Planning Commission, Michelle Case.

3. PERSONS WISHING TO BE HEARD

4. APPROVAL OF MINUTES – March 4, 2026

Moved by Pavlich to approve the minutes of March 4, 2026.

Second by Shearer.

VOTE: Yes: Shearer, MacMillan, Case, 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. City-Initiated Rezoning of 3077 Auburn Road. (6:03 p.m.)

Public Hearing/Motion – Recommendation to City Council for approval of the Rezoning of 3077 Auburn Road from R-4, One-Family Residential District to D, Downtown District, or any other appropriate zoning district.

Mr. Beidoun opened the public hearing at 6:03 p.m.

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

Mr. Cohen stated that this is a City-initiated proposal to rezone 0.15 acres (Sidewell No. 14-25-351-023) from R-4, One-Family Residential District to D, Downtown District. The property is located at 3077 Auburn Road. The adopted City of Auburn Hills Master Land Use Plan shows this parcel as "Downtown Mixed Use."

In March 2026, the Auburn Hills City Council approved plans for a 91-space municipal parking lot on a portion of the former Farm Boy property along Auburn Road. This parking lot is intended to serve the Downtown area and Riverside Park. During the public review of that project, the owners of 3077 Auburn Road contacted the City to express interest in selling their property. The City Council and the property owners reached an agreement, and the City has entered into a purchase agreement to acquire the land.

If the proposed rezoning is approved, the City intends to extend the municipal parking lot onto this property, adding 20 net parking spaces. This would increase the lot's total size from 91 to an estimated 111 spaces.

Staff recommends approval of the rezoning request.

Mr. Cohen, Director of Community Development, City of Auburn Hills, was available to answer any questions from the Commission.

The Commission asked whether this lot would be for public use or designated parking for specific buildings.

Mr. Cohen explained that the parking lot is intended to serve general Downtown parking needs, consistent with the City's broader approach to municipal parking facilities. He noted that the City is evaluating the potential implementation of a paid residential permit program across select municipal parking lots, pending a better understanding of overall usage patterns. If warranted, a portion of the spaces within these lots could be designated or licensed for future use by Downtown residential occupants.

There being no public comments, Mr. Beidoun closed the public hearing at 6:06 p.m.

**Moved by Pavlich to recommend to City Council the approval of the rezoning of 3077 Auburn Road from R-4, One-Family Residential District to D, Downtown District.
Second by Shearer.**

VOTE:

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

No: None

Motion Carried (8-0)

5b. River Bend Townhomes – 3180-3200 Auburn Road. (6:07 p.m.)

Public Hearing/Motion – Recommendation to City Council for combined PUD Step One – Qualification/Step Two – Site Plan approval to facilitate the redevelopment of the property to allow the construction of a residential development with 32 townhomes.

Mr. Beidoun opened the public hearing at 6:07 p.m.

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

Mr. Cohen stated that this is a request from Vesta Homes, Inc. for Planned Unit Development Option (PUD) approval to allow for the construction of a residential condominium development consisting of 32 townhomes on a 2.08-acre parcel located south of Auburn Road and west of the Clinton River. The property is zoned I-1, Light Industrial District.

In 2019, the City's Brownfield Redevelopment Authority (BRA) initiated environmental remediation efforts at 3180 Auburn Road. After acquiring the land, an investigation of the site identified leaking underground storage tanks that had released petroleum contaminants into the surrounding soil. After several years of investigation, remediation, and regulatory coordination, the BRA achieved site clean-up closure in May 2025, meaning that EGLE has reviewed and approved the remediation efforts and determined that the property meets applicable long-term environmental compliance standards.

The proposed \$10 million development will consist of five townhouse-style buildings containing a total of 32 condominium units, all owner-occupied. The development provides 88 parking spaces, exceeding the 2.5 spaces per unit zoning requirement. The parking supply is expected to accommodate residents and their guests while minimizing potential impacts on the City's public parking system.

Mr. Cohen explained that the proposed project meets the PUD qualification criteria by advancing the goals of the Auburn Hills Downtown Economic Enhancement Strategy and the West Auburn Road Neighborhood Master Plan. The development introduces additional housing opportunities near Downtown, supporting the City's long-standing objective of creating a walkable, mixed-use environment anchored by a stronger residential base.

The proposed redevelopment provides a net community benefit by transforming an underutilized, once-contaminated industrial property into a productive residential neighborhood that supports the continued growth and vitality of the Downtown. The project also extends the Downtown streetscape west of the Clinton River.

Staff recommends approval of the request.

Mike Mattera, Vesta Homes, 31400 Kendall, Suite A, Fraser, MI 48026, was available to answer any questions from the Commission.

The Commission asked about the following:

1. The selling price for each unit; and
2. Handicap access.

Mr. Mattera stated that the units will probably sell in the high \$300,000 range. He further explained that handicapped/accessible parking will be available on site, but the units themselves have several flights of stairs to access the living areas from the ground floor and thus do not accommodate accessible or universal design living.

There being no public comments, Mr. Beidoun closed the public hearing at 6:14 p.m.

Moved by MacMillan to recommend to City Council approval of the combined PUD Step One – Concept Plan and PUD Step Two – Site Plan for River Bend Townhomes subject to the conditions of the City’s Administrative Review Team.

Second by Patrus.

VOTE:

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

No: None

Motion Carried (8-0)

5c. OCC CREST Center Building Addition and Renovations – 2900 Featherstone Road. (6:15 p.m.)

Public Hearing/Motion – Recommendation to City Council for Special Land Use Permit, Site Plan, and Tree Removal Permit approval to allow for the expansion and renovation of the CREST Center, new maintenance building, and parking lot improvements.

Mr. Beidoun opened the public hearing at 6:16 p.m.

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

Mr. Cohen stated that this is a request from Oakland Community College (OCC) to expand and renovate the Combined Regional Emergency Services Training (CREST) Center located on a 31-acre parcel zoned I-1, Light Industrial District. The site is located at 2900 Featherstone Road and consists of approximately 79,000 square feet.

The CREST facility is a training “city” that simulates emergency situations faced by law enforcement, fire/EMS departments, and civilian first responders in controlled, live-scenario environments.

The proposed project will involve renovating and expanding the existing building to create a modern indoor training facility. The project will provide additional administrative and instructional space while enhancing overall operational efficiency. The indoor facility is designed to coordinate with the existing outdoor simulated “city” training environment, which includes residential structures, a motel, a bank, and a five-story training tower. The expansion will provide realistic one- and two-story structures, such as a school, office, restaurant, and convenience store, enabling repeated hands-on training exercises. The facility also includes a 15-lane indoor firearms training range, with five lanes designed for rifle training distances.

The project requires 174 replacement trees. The landscape plan provides for the on-site planting of 49 trees located around the building expansion and new parking areas. Due to limited space in the immediate vicinity of the CREST facility, staff worked with OCC to develop a plan to plant the remaining 125 replacement trees at appropriate locations throughout the campus.

Staff recommends approval of the request.

Bob Kelly, Executive Director of OCC Facility Operations, 2900 Featherstone Rd, Auburn Hills, MI 48326 and Juli Sala, Anderson, Eckstein and Westrick, Inc., 51301 Schoenherr Rd, Shelby Township, MI 48315 were available to answer any questions from the Commission.

Mr. Sala advised the Commission that the project, which has taken three years to formulate, would take 18 months to complete.

There being no public comments, Mr. Beidoun closed the public hearing at 6:22 p.m.

Moved by Shearer to recommend to City Council approval of the Special Land Use Permit, Site Plan and Tree Removal Permit for OCC CREST Center Building Addition and Renovations subject to the conditions of the City's Administrative Review Team.

Second by MacMillan.

VOTE:

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

No: None

Motion Carried (8-0)

5d. FANUC Service First Academy – Parking Lot Expansion – 2630 Featherstone Road. (6:23 p.m.)

Public Hearing/Motion – Recommendation to City Council for Site Plan and Tree Removal Permit approval to implement the construction of previously approved land banked parking spaces.

Mr. Beidoun opened the public hearing at 6:24 p.m.

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

Mr. Cohen stated that this is a proposal from FANUC America Corporation for approval of a Site Plan and Tree Removal Permit to construct a 205-space parking lot expansion on a portion of a 67-acre parcel zoned T&R, Technology and Research District. The site is located at 2630 Featherstone Road.

The proposed project would increase total parking on FANUC's West Campus to 1,000 spaces. Parking is shared between the two buildings on the property. This parking area was previously landbanked as part of the West Campus approval in 2022 and is now being developed and utilized to support current operational needs. The additional parking will accommodate FANUC's reuse of the former Western Michigan University Cooley Law School building as the FANUC Service First Academy, which is currently undergoing renovations.

The project requires 130 replacement trees. The landscape plan provides for the on-site planting of 73 replacement trees surrounding the new parking lot. The property is heavily wooded, making it difficult to accommodate the full number of required trees. FANUC proposed to contribute to the City's Tree Fund in lieu of planting the remaining 57 trees. A payment of \$21,660 (57 trees at \$380 per tree) will be made prior to the mass grading of the site. FANUC and its consultant, Nowak & Fraus, coordinated with the City's Woodland consultant to shift the parking lot design to the west to preserve a 51-inch diameter white oak tree.

Staff recommends approval of the request.

Representatives of Nowak & Fraus Engineers, 46777 Woodward Ave., Pontiac MI 48342 and Matthew DeIPup, FANUC America Corporation, 2600 Featherstone, Auburn Hills, MI 48326, were available to answer any questions from the Commission.

The Commission commended FANUC and its team for their willingness to shift the parking lot to preserve the large white oak tree.

There being no public comments, Mr. Beidoun closed the public hearing at 6:26 p.m.

Moved by Pavlich to recommend to City Council approval of the Site Plan and Tree Removal Permit for FANUC Service First Academy – Parking Lot Expansion subject to the conditions of the City’s Administrative Review Team.

Second by Patrus.

VOTE:

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

No: None

Motion Carried (8-0)

5e. Lear Corporation – 3600 Giddings Road. (6:27 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 allow the redevelopment of the existing facility and operate an automotive seating assembly facility with associated outside storage of trailers.

Mr. Beidoun opened the public hearing at 6:28 p.m.

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

Mr. Cohen stated that this is a request from Lear Corporation for approval of a Planned Unit Development Option (PUD) and a Tree Removal Permit to renovate and utilize approximately 77% of an existing 431,051-square-foot industrial building on a 27.8-acre site located at 3600 Giddings. The proposal also includes modifications to the associated parking areas and loading/unloading facilities. The property is zoned T&R, Technology and Research District.

Lear Corporation is a Tier 1 supplier that provides vehicle seats, seat components, electrical systems, and electronics to automakers worldwide. The seats assembled at this location will support production for GM’s Lake Orion Assembly Plant in Orion Township.

The development is expected to generate approximately 14 semi-trailer truck trips per day to deliver materials to the site via M-24 and Taylor Road, and approximately 10 semi-trailer truck trips per day to transport finished products to the GM Orion Assembly plant via Giddings Road. Due to heavy truck traffic, roadway and site access improvements are being undertaken to mitigate potential impacts on the surrounding transportation network. The City is planning to construct a roundabout at the intersection of Giddings Road and Taylor Road, along with related traffic improvements to improve circulation in the area.

Lear is also requesting to store up to 37 semi-trailers outside the facility due to its just-in-time (JIT) nature. This JIT management strategy aligns the Lear seat assembly and delivery timing directly with the GM Orion Assembly Plant’s production schedule. This storage area will be on the site’s south side. The design of the masonry walls and additional vegetation will serve to screen the property from public view.

Mr. Cohen explained that the proposed Lear facility is a more intensive industrial land use than typically permitted in the T&R District. As a path forward, staff suggested the PUD Option would be the best mechanism to implement the project. For the development to become eligible, it must provide a recognizable net public benefit to the health, safety, and welfare of the City’s residents. Staff finds the project would offer numerous net public benefits and meet several of the criteria for PUD qualification, such as:

1. Provision of financial contribution to assist with creating and maintaining off-site improvements;
2. Mitigation to offset impacts on public facilities such as road and utility improvements; and
3. High-quality landscaping.

Mr. Cohen explained that the proposed project provides a net community benefit as Lear has agreed, at the City's request, to contribute up to \$2 million to help cover the cost of the intersection improvements. Funding assistance is also being sought through the Michigan Department of Transportation (TEDF grant).

The PUD's conditions also ensure the property can transition back to a high-tech, clean industrial use following Lear's departure. Accordingly, within 180 days after Lear or any successor or assign, no longer leases or owns any portion of the property, all site and building improvements made as a part of this project will be removed, and the affected areas will be restored to a condition generally consistent with the property's current state, with the exceptions shown on the restoration plan included with the site plan. Additionally, the full required parking supply of 517 spaces, as determined by the building's size, will be constructed on the site following Lear's departure.

Staff recommends approval of the request.

Sam Ashley, Cunningham Limp, 28970 Cabot Drive, Suite 100, Novi, MI 48377 and Doug Daugherty, Lear Corporation, 2930 W. Auburn Road, Rochester Hills, MI 48309, were available to answer any questions from the Commission.

Mr. Ashley emphasized Lear's commitment to mitigating and improving truck access to the property.

The Commission asked about the following:

1. Whether there will be tractors will be utilized on site;
2. Storage of hazardous materials; and
3. Restoration of the detention basin.

Mr. Ashley stated that there will be no over-the-road cabs left on site overnight, unattached to trailers, nor will the trucks be hauling hazardous materials. A yard mule moving trailer will be used to move trailers between the storage area and the loading docks. The trucks will only carry seating components. He also stated that the detention basin's capacity will need to be increased and will be addressed in engineering.

~~Ron Moniz, 3003 Garden Court, Auburn Hills, MI 48326, asked about whether the trucks will use Taylor Road. Mr. Ashley explained that the trucks will be GPS-equipped and will be prohibited from using Taylor Road. Any violation will be addressed. Mr. Moniz also asked if the property would be closed after 11:30 p.m. Mr. Ashley said that there will be 24-hour on-site security.~~

~~Mr. Moniz expressed concern about the additional traffic from other JIT operations on Brown Road and Giddings Road. Mr. Cohen explained that the GM facility is restricted under its Development Agreement to using only M-24 and Brown Road.~~

Ron Moniz, of 3003 Garden Court, Auburn Hills, MI 48326, asked whether trucks associated with the project would use Taylor Road west of Giddings Road. Mr. Ashley explained that all trucks will be GPS-equipped and prohibited from traveling on that part of Taylor Road, and that any violations will be addressed. Mr. Ashley further confirmed that LEAR trucks will not travel on Giddings Road south of Taylor Road or on Taylor Road between Joslyn Road and Giddings Road. Trucks requiring access to the GM plant will instead use Giddings Road north of Taylor Road to Brown Road. Mr. Moniz also asked whether the property would be closed after 11:30 p.m. Mr. Ashley responded that 24-hour on-site security will be provided. *(Note: Minutes amended on 4-21-26 per comments made by Mr. Moniz at the 4-20-26 City Council meeting at the time of City Council receipt of the minutes)*

Mr. Moniz asked about the days of operation. Mr. Ashley explained that the facility will operate with two shifts, Monday through Friday, and will be staffed with security 24/7. He also stated that the trucks are all third-party-owned and will be GPS-monitored. The traffic routes will be specified in the Development Agreement.

There being no further public comments, Mr. Beidoun closed the public hearing at 6:46 p.m.

Moved by MacMillan to recommend to City Council approval of the combined Step One – Concept Plan and PUD Step Two – Site Plan and Tree Removal Permit for Lear Corporation subject to the conditions of the City's Administrative Review Team.

Second by Ferguson.

VOTE:

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

No: None

Motion Carried (8-0)

5f. Sheetz Auburn Hills – 3880 Lapeer Road. (6:47 p.m.)

Public Hearing/Motion – Recommendation to City Council for combined PUD Step One – Qualification/Step Two – Site Plan and Tree Removal Permit approval.

Mr. Beidoun opened the public hearing at 6:48 p.m.

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

Mr. Cohen stated that this is a request from Skilken Gold, a developer representing Sheetz, Inc., for Planned Unit Development Option (PUD) and Tree Removal Permit approval to redevelop the site and construct a Sheetz store on a 3.18-acre parcel, zoned I-2, General Industrial District. The site is located at 3880 Lapeer Road.

This proposal consists of a passenger vehicle fueling area with 14 fueling positions and a 6,139-square-foot convenience store with a restaurant. A small outdoor seating area is provided on the west side of the building.

The City staff recommended to Sheetz the PUD option as the best mechanism for implementing the proposed project. The primary deviation requested via the PUD Option is to allow the gasoline service station to be developed in the I-2, General Industrial District. The project will generally follow B-2, General Business District standards, as the previous restaurant proposal did via Special Land Use Permit approval in 1991.

Mr. Cohen stated that he finds the proposed development satisfies multiple criteria for PUD qualification and provides several net public benefits to the community. He noted that the subject property has experienced frequent tenant turnover over the past thirty years and has remained vacant in recent years, reflecting a pattern of underutilization. The proposed Sheetz development presents a meaningful opportunity to reinvest in the site by introducing a high-quality fueling and retail establishment that will serve residents, visitors, and motorists traveling through Auburn Hills.

Mr. Cohen further explained that the redevelopment advances the economic vitality of the Lapeer Road corridor and the City as a whole by:

1. Eliminating a long-vacant structure and addressing site blight through reinvestment in an underutilized property;
2. Promoting the efficient use and enhancement of existing infrastructure;
3. Significantly improving the site's appearance and overall condition;
4. Introducing a modern, well-designed commercial use that enhances the character of the corridor;
5. Providing needed services and creating employment opportunities for Auburn Hills residents; and
6. Supporting nearby commercial and industrial uses, as well as visitors and motorists traveling along the State highway with vehicle 24/7 fueling, retail, and food services.

Mr. Cohen also noted that this project, in conjunction with the redevelopment of the former Palace of Auburn Hills site, represents continued reinvestment along the Lapeer Road corridor. These projects are expected to contribute to the ongoing evolution and revitalization of the area and may serve as a catalyst for additional private investment and modernization of surrounding properties, consistent with the City Council's goals and objectives.

Mr. Cohen stated that the applicant provides additional tangible net community benefits by proposing to use a high-quality building prototype featuring a brick-and-stone façade with earth-tone materials, which exceeds the City's Architectural Design Policy and by committing to donate \$100,000 to the Auburn Hills Community Foundation for public purposes.

Staff recommends approval of the request.

Alex Siwicki, Sheetz Corporation, Altoona, PA, and John Gaber, Williams, Williams, Rattner & Plunkett, PC, 380 N. Old Woodward, Suite 300, Birmingham, MI 48009, were available to answer any questions from the Commission.

The Commission asked about the following:

1. The number of EV charging stations and whether they will be quick charge stations;
2. Protection for the outdoor eating space;
3. Sheetz's level of community involvement;
4. Hours of operation;
5. The number of anticipated employees;
6. The potential of big trucks on the property;
7. Where the fuel will be hauled from;
8. Whether diesel fuel will be offered; and
9. Sheetz's business philosophy regarding competition.

Mr. Siwicki explained that the site will be prepped for six charging stations. A third party will be contracted to provide the actual service, and they will determine what type of stations will be installed. The outdoor eating area will be protected by bumpers and stone planters.

Mr. Siwicki stated that Sheetz has several departments dedicated to community involvement and various charities. This location will be open 24/7 and will employ approximately 30-35 full-time employees. Mr. Siwicki confirmed that this will not be a truck stop and will not have fueling areas for large trucks. At this time, the fuel will likely be brought in from Romulus. Each pump will offer diesel and other grades of gasoline.

Mr. Siwicki explained that Sheetz is not attempting to damage anyone else's business but looks forward to contributing to the community.

Tarek Gayar, 1960 S. Hammond Lake Drive, Bloomfield Hills, MI 48302, and owner of the Marathon Gas Station located at 4000 Lapeer Road, Auburn Hills, MI 48326, expressed concern with the additional traffic issues caused by this development. He also expressed his opposition to this development as it will severely harm his business, which has been in place for twenty-six years. He feels that while competition is good for consumers, existing businesses should be given consideration.

Mike Hustzti, HLI Land Brokers, LLC, Milford, MI 48381, representing the interests of Mr. Gayar and Mr. Hanna, expressed concerns regarding the proposed project and distributed a letter outlining his position that the development does not meet the City's zoning ordinance requirements for PUD qualification. He also questioned the proposed \$100,000 donation, noting that it would set a precedent for developers to influence the approval process. In addition, he suggested that the City Assessor conduct a property tax analysis, stating that it would confirm the proposed Sheetz gas station would result in market cannibalization and potential closures of the nearby existing gas stations. He also expressed concerns about traffic impacts with the Sheetz proposal. Based on these concerns, he requested that the Planning Commission either deny the application or table it to allow additional time to review and analyze the project's traffic study.

As requested by Mr. Beidoun, Dan Kelly, City Attorney, explained that the City does not make land use decisions based on market demand or to protect existing businesses from competition. He explained that competition can benefit consumers by increasing choice and encouraging reinvestment in nearby properties. He also noted that it is common and legally appropriate for a developer to make a financial contribution for public purposes or provide a similar public benefit as part of meeting the requirements for PUD approval.

~~Izzat Hanna, 1651 Hamlet Drive, Troy, MI 48064, and owner of the BP Station located at 3640 Lapeer Road-~~
Hesham Gayar, 24472 Northwestern Hwy, Southfield, MI 48075, thanked the Planning Commission for their service. He spoke against the application due to traffic concerns and the poor planning of having two gas stations side by side. *(Note: Minutes amended on April 21, 2026, as staff was advised that the incorrect person was listed.)*

Tim Juidici, the City's consulting engineer, indicated the traffic engineers at his firm are satisfied with the findings of the traffic study conducted by Sheetz and support the project as designed. He indicated that Lapeer Road is a State highway under the Michigan Department of Transportation's driveway permitting jurisdiction.

John Gaber stated that he agrees with Mr. Kelly and the City's administrative review team's findings. He stated that Sheetz believes the proposal meets the requirements for a PUD and that the Sheetz store will be well-run, secure, and provide benefits to residents of Auburn Hills and to travelers.

As requested by Mr. Beidoun, Mr. Kelly reviewed the Planning Commission's role in the PUD review process. He explained that, while concerns had been raised about the potential economic impact on nearby gas stations from the new Sheetz development, such considerations do not constitute a valid basis for denial under zoning and land use law. He emphasized that the Commission's review is limited to determining whether the proposed use is appropriate for the site and complies with applicable ordinance standards.

Mr. Kelly stated that Mr. Cohen had provided a thorough explanation in his written report and presentation tonight, demonstrating several qualifying factors and supporting findings of fact for PUD approval. Based on the facts presented and the community benefits offered by the project, Mr. Kelly indicated that City staff have appropriately demonstrated and determined that the proposal meets the City's PUD ordinance requirements for qualification and approval.

There being no further public comments, Mr. Beidoun closed the public hearing at 7:49 p.m.

Moved by Patrus to recommend to City Council the approval of the combined PUD Step One-Concept Plan and PUD Step Two-Site Plan and Tree Removal Permit for Sheetz Auburn Hills, subject to the conditions of the City's Administrative Review Team as set forth in the Staff Recommendation Report, and further conditioned upon Sheetz obtaining approval from the Michigan Department of Transportation for a commercial driveway permit.

Second by Tringali.

VOTE:

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

No: None

Motion Carried (8-0)

6. UNFINISHED BUSINESS – None.

7. NEW BUSINESS – None.

8. COMMUNICATIONS

9. NEXT SCHEDULED MEETING

The next scheduled meeting is on Wednesday, May 6, 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 7:59 p.m.

Submitted by:

Susan McCullough, MiPMC III, CMC

Recording Secretary