



CITY OF AUBURN HILLS
REGULAR CITY COUNCIL MEETING
MINUTES

APRIL 20, 2026

CALL TO ORDER & Mayor Hawkins at 7:00 PM.

PLEDGE OF ALLEGIANCE:

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

ROLL CALL: Present: Council Members Ferguson, Fletcher, Hawkins, Knight, Marzolf, Moniz, and Verbeke

Absent: None

Also Present: City Manager Tanghe, City Attorney Kelly, City Clerk Pierce, Chief of Police Gagnon, Fire Chief Robinson, Director of Community Development Cohen, Asst Director of Community Development Lang, Economic Development Mgr Carroll, Department of Public Works Director Baldante, Mgr of Fleet & Roads Hefner, PGA General Manager at Fieldstone Golf Club Hierlihy, Asst to the City Manager Hagge, Engineer Driesenga

30 Guests

4. APPROVAL OF MINUTES

4a. City Council Workshop Minutes, April 6, 2026

Moved by Knight, Seconded by Ferguson.

RESOLVED: To approve the City Council Workshop Minutes of April 6, 2026.

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, Moniz, Verbeke

No: None

Resolution No. 26.04.055

Motion Carried (7 - 0)

4b. City Council Regular Meeting Minutes, April 6, 2026

Moved by Knight, Seconded by Moniz.

RESOLVED: To approve the City Council Regular Meeting Minutes of April 6, 2026.

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, Moniz, Verbeke

No: None

Resolution No. 26.04.056

Motion Carried (7 - 0)

5. APPOINTMENTS AND PRESENTATIONS

6. PUBLIC COMMENT

Krista Soroka spoke to her concerns regarding HB4304.

7. CONSENT AGENDA

Mr. Moniz requested Item 7a1 (Board and Commission Minutes, Planning Commission, April 8, 2026) be removed from the Consent Agenda.

7b. Motion – To approve the Large Format Temporary Wall Mural Agreement between the City of Auburn Hills and FCA US, LLC.

RESOLVED: To approve the Large Format Temporary Wall Mural Agreement between the City of Auburn Hills and FCA US LLC and authorize the Mayor to execute the document.

7c. Motion – To award the purchase of 24 Lynx Smart Satellite Stations and Components at Fieldstone Golf Club to Spartan Turf Products.

RESOLVED: To award the purchase of 24 Lynx Smart Satellite Stations and Components at Fieldstone Golf Club to Spartan Turf Products in an amount not to exceed \$155,202.62 and furthermore, authorize the City Manager to convey acceptance by purchase order.

7d. Motion – To award the 2026 Installation of the Lynx Smart Satellite Upgrade at Fieldstone Golf Club to Fuse It Piping, LLC.

RESOLVED: To award the 2026 Installation of the Lynx Smart Satellite Upgrade at Fieldstone Golf Club to Fuse It Piping, LLC in an amount not to exceed \$36,000.00 and furthermore, authorize the City Manager to convey acceptance by purchase order.

7e. Motion – To award the Fieldstone Golf Club Pump Replacement.

RESOLVED: To award the Fieldstone Golf Club Stormwater Pump Station #5 Replacement to CSM Mechanical, LLC in the not-to-exceed amount of \$28,150.00. Furthermore, to authorize a budget amendment to increase appropriations by \$28,150.00 in account 584-753-933.000.

Moved by Fletcher, Seconded by Verbeke.

RESOLVED: To approve the Consent Agenda.

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, Moniz, Verbeke

No: None

Resolution No. 26.04.057

Motion Carried (7 - 0)

7a. Board and Commission Minutes

7a1. Planning Commission, April 8, 2026

Mr. Moniz removed this item to provide clarification to the comments made during the April 8, 2026 Planning Commission Meeting. Mr. Moniz wanted to point out that the LEAR Corporation trucks will not be traveling down Giddings and Joslyn Roads and that trucks that need to use Giddings Road will utilize Brown Road.

Moved by Moniz, Seconded by Ferguson.

RESOLVED: To receive and file the Board and Commission Minutes.

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, Moniz, Verbeke

No: None

Resolution No. 26.04.058

Motion Carried (7 - 0)

8. UNFINISHED BUSINESS

9. NEW BUSINESS

9a. Motion – To approve Rezoning from R-4, One-Family Residential District to D, Downtown District / 3077 Auburn Road.

Mr. Cohen proposed the zoning change at 3077 Auburn Road from R-4 to D, Downtown District, for the purpose of extending the approved 91 space parking lot to include an additional 20 spaces. This rezoning is consistent with the already approved plans.

Moved by Marzolf, Seconded by Knight.

RESOLVED: To accept the Planning Commission’s recommendation and approve the Rezoning of 3077 Auburn Road from R-4, One-Family Residential District to D, Downtown District. The Rezoning shall be referenced as Ordinance No. 26-949. (Attachment A)

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, Moniz, Verbeke
No: None

Resolution No. 26.04.059

Motion Carried (7 - 0)

9b. Motion – To approve combined PUD Step One – Qualification / Step Two – Site Plan / River Bend Townhomes.

Mr. Cohen presented the proposed PUD approval for the redevelopment of 2.1 acres of property currently zoned I-1. If approved, Vesta Homes, Inc. would develop 32 owner-occupied townhouses arranged in five buildings. The plan includes onsite parking and therefore will not need to rely on municipal parking.

Mike Mattera of Vesta Homes stated that they are ready to move forward with this project and will set up the appropriate condo docs and a condo association for the owners right away. This association will be managed up to the point where the residency hits a certain level and be turned over to a resident board. The goal would be to have all the permits in place in 6 months with a completion date in 18 months. He also shared that they plan to remove any invasive trees and clean up any dead debris on the site. He clarified that any tree that is removed is for an environmental purpose not a construction purpose. Concern was raised about the equipment required to build the structures. Mr. Mattera stated that all staging will be kept onsite. The existing buildings will be removed in the Fall of 2026.

Moved by Ferguson, Seconded by Fletcher.

RESOLVED: To accept the Planning Commission’s recommendation and approve 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. The approvals contained herein are subject to the successful real estate closing and transfer of ownership of the parcel of property owned by the City of Auburn Hills to Vesta Homes, Inc., on or before June 5, 2026, which is necessary to complete the development.

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, Moniz, Verbeke
No: None

Resolution No. 26.04.060

Motion Carried (7 - 0)

9c. Motion – To approve Special Land Use Permit, Site Plan, and Tree Removal Permit / OCC CREST Center Building Addition and Renovations.

Mr. Cohen presented the request from Oakland Community College (OCC) to allow the expansion and renovation of the Combined Regional Emergency Service Training Center (CREST). The improvements are intended to better connect classroom learning with hands-on training. Due to the renovations, a total of 174 replacement trees will be required. It was communicated that 49 of the trees will be planted on the CREST site with the remaining 125 trees distributed throughout the OCC Campus.

Moved by Moniz, Seconded by Fletcher.

RESOLVED: To accept the Planning Commission’s recommendation and approve 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.

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, Moniz, Verbeke

No: None

Resolution No. 26.04.061

Motion Carried (7 - 0)

9d. Motion – To approve Site Plan and Tree Removal Permit / FANUC Service First Academy - Parking Lot Expansion.

Mr. Cohen shared that FANUC is seeking permission for a 205-space parking lot expansion. If approved this would increase the total parking spaces on the property to 1,000 spaces. A total of 130 trees are required to be replaced. 73 trees will be planted back on the site, however, due to the heavily wooded area, FANUC will contribute to the city tree fund in lieu of planting the remaining 57 trees. FANUC and the design team have adjusted the plans to save a 51” white oak tree.

Brad Nowacki of FANUC was present.

Moved by Verbeke, Seconded by Fletcher.

RESOLVED: To accept the Planning Commission’s recommendation and approve 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.

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, Moniz, Verbeke

No: None

Resolution No. 26.04.062

Motion Carried (7 - 0)

9e. Motion – To approve combined PUD Step One – Qualification / Step Two – Site Plan and Tree Removal Permit / Lear Corporation.

Mr. Cohen presented the proposed renovation for Lear Corporation. If approved, it will allow a more intensive industrial use than typically permitted in the district. To address the visual impact of this site, Lear will incorporate proper screening elements which will buffer the views from the adjacent roadways. To improve function and safety of this redevelopment, Lear will contribute financially to road improvements at Giddings and Taylor Roads. This improvement will enhance the overall traffic safety and efficiency of the area.

Sam Ashley of Cunningham Limp provided details to the trucking logistics at this site.

Doug Dougherty of Lear Corporation discussed employee conduct and economic development.

Moved by Verbeke, Seconded by Fletcher.

RESOLVED: To accept the Planning Commission’s recommendation and approve the combined PUD 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.

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, Moniz, Verbeke

No: None

Resolution No. 26.04.063

Motion Carried (7 - 0)

9f. Motion - To Approve the Resolution of Support for Transportation Economic Development Fund (TEDF) Category-A Funding for Giddings/Taylor Road Improvements, along with the associated Reimbursement Agreement with Lear Corporation.

Ms. Carroll presented the details for a resolution of support for a Transportation Economic Development Fund (TEFD) which will support the building of a roundabout at Taylor/Giddings Roads. She explained that the aim

is to fund transportation projects experiencing new economic growth that will generate jobs, much like this one. The proposed roundabout will improve traffic flow, enhance safety, and accommodate logistical truck movements critical to the needs of this project.

Moved by Verbeke, Seconded by Marzolf.

RESOLVED: To approve the Resolution of Support for Transportation Economic Development Fund (TEDF) Category A Funding for the Giddings/Taylor Road Improvements, along with the Reimbursement Agreement with Lear Corporation. (Attachment B)

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, Moniz, Verbeke
No: None

Resolution No. 26.04.064

Motion Carried (7 - 0)

9g. Motion – To approve the Scope of Engineering Services for the design of the Giddings/Taylor Intersection Improvements.

Mr. Baldante presented the proposed road geometry for Giddings and Taylor Roads. He commented that a budget amendment was made to accommodate the project financially.

It was discussed that to properly complete this project, the road will need to be closed to provide safety for the construction portion. Clarification was provided by Sam Ashley of Cunningham Limp regarding the trucking logistics and the effect it will have on the surrounding roads that are associated with the roundabout.

Moved by Verbeke, Seconded by Moniz.

RESOLVED: To approve the OHM Advisors scope of engineering services for the Giddings/Taylor Intersection Improvements in the not to exceed amount of \$130,000 and material testing to G2 Consulting in the estimated amount of \$10,000. AND to amend the 2026 budget for GL# 202-452-676.001-GIDDINGS_RAB and 202-452-973.000-GIDDINGS_RAB (both revenue and expense) by \$140,000 as stated in the staff recommendation section of the memo.

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, Moniz, Verbeke
No: None

Resolution No. 26.04.065

Motion Carried (7 - 0)

9h. Motion – To approve combined PUD Step One – Qualification / Step Two – Site Plan and Tree Removal Permit / Sheetz Auburn Hills.

Mr. Cohen presented the proposed PUD development at 3880 Lapeer Road. The PUD is being proposed due to the current zoning for this location. The proposed development meets and supports the redevelopment of the vacant and underutilized property requirement. If approved, as part of the PUD process, the developer will contribute \$100,000 to the Auburn Hills Community Foundation for public purposes and will adhere to the strict operational restrictions on outdoor signage and overnight parking.

David Bruckelmeyer of Sheetz stated that Sheetz found the proposed Auburn Hills location to be economically feasible through their extensive due diligence process. He stated that this location is larger than those in the surrounding area but will not have a drive through feature like other locations. He commented that Sheetz brings good competition amongst other gas stations which can make the company controversial. The locations feature a 24/7 fast casual dining restaurant with free wi-fi which is not a typical feature in Southwest Michigan.

When discussing the donation amount, Mr. Kelly explained that voluntary donations are permissible and allowable by companies and that this action occurs in many communities. The donation is to support public outreach as a benefit designed to help the citizens and the public of Auburn Hills.

When discussing traffic concerns, Engineer Driesenga of OHM stated that with regard to Sheetz, there are no impacts to Lapeer Road however, the proposed improvements will need to be approved by MDOT as Lapeer Road is under their jurisdiction.

The following people spoke in opposition to this topic; Robin McGregor, Tarek Gayar, Hesham Gayar, Mike Hustzti, Ali Dakroub, Fahmi Awdish and Sean Awdish.

After hearing comments from the public, it was addressed that this project does comply with the PUD conditions and while the process may appear to have been a quick process, it has been worked on internally for several months. It was also discussed that while this proposed project offers 24/7 service, at this time, it does not prove to be problematic for local law enforcement.

Attorney Kelly clarified the roles of City Council regarding this type of project. He stated that the responsibility of City Council is for zoning purposes, and those have been laid out for review. Market competition is not in the realm of City Council. The issues have been adequately addressed for the City Council level.

Moved by Verbeke, Seconded by Ferguson.

RESOLVED: To limit public comment to three minutes.

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, Moniz, Verbeke

No: None

Resolution No. 26.04.066

Motion Carried (7 - 0)

Moved by Knight, Seconded by Verbeke

RESOLVED: To accept the Planning Commission's recommendation and approve 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.

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, Verbeke

No: Moniz

Resolution No. 26.04.067

Motion Carried (6 - 1)

9i. Motion – To award the Auburn Hills Riverwalk Pathway Construction to Artisan Contracting of Michigan, LLC, Construction Engineering Services to OHM Advisors and Material Testing to G2 Consulting.

Mr. Baldante presented the Auburn Hills Riverwalk Pathway. He explained the details of the project and that it will be divided into several phases, with construction on the first two phases to begin in 2026. Phase three is scheduled for 2027.

Mr. Marzolf stated that while there have been several obstacles to overcome, he commended staff for their tenacity with the project.

Moved by Marzolf, Seconded by Knight.

RESOLVED: To award the Auburn Hills Riverwalk Pathway construction contract to Artisan Contracting of Michigan, LLC, Construction Engineering/ Observation and Contract Administration Services to OHM Advisors, Material Testing Services to G2 Consulting Group for an estimated total cost of \$1,772,289.08 to be paid from GL# 101-770-973.005-RIVERWALKPRJ.

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, Moniz, Verbeke

No: None

Resolution No. 26.04.068

Motion Carried (7 - 0)

10. COMMENTS AND MOTIONS FROM COUNCIL

Mr. Kelly of Oakland Community College apologized for being late due to a prior commitment that went longer than expected. He thanked City Council for their hard work and support on their behalf.

Mr. Knight spoke to the use of the property at 3880 Lapeer Road.

Mr. Moniz commented on the property at 3880 Lapeer Road. He shared his concerns should any of the existing gas stations go out of business and the work it would take to clean the site up with underground tanks. He also shared that he has spoken with several residents regarding safety issues within the City. Mr. Moniz has met with staff and has shared those concerns.

Ms. Verbeke commented on the potential of IKEA coming to Auburn Hills.

Dr. Fletcher thanked the roads department for the fixing of potholes in the area.

Mr. Ferguson commented on 3880 Lapeer Road and shared that he also had concerns about potential ground cleaned up should existing gas stations go out of business and the site cleaned up.

Mr. Marzolf shared his excitement with the DIA coming to the downtown area.

Mayor Hawkins also commented on the InsideOut Art project the DIA sponsors.

11. CITY ATTORNEY REPORT

12. CITY MANAGER REPORT

13. ADJOURNMENT

Moved by Moniz, Seconded by Verbeke.

RESOLVED: To adjourn the meeting.

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, Moniz, Verbeke

No: None

Resolution No. 26.04.069

Motion Carried (7 - 0)

The meeting adjourned at 9:16 PM.

Eugene Hawkins III, Mayor

Laura M. Pierce, City Clerk

ATTACHMENT A

**CITY OF AUBURN HILLS
COUNTY OF OAKLAND
STATE OF MICHIGAN
ORDINANCE NO. 26-949**

AN ORDINANCE TO AMEND ZONING ORDINANCE NO. 372

THE CITY OF AUBURN HILLS ORDAINS:

That Ordinance No. 372, being the City of Auburn Hills Zoning Ordinance, be amended as follows:

The City of Auburn Hills Ordinance No. 372, designated “City of Auburn Hills Zoning Ordinance,” adopted December 16, 1985, and effective December 19, 1985, and the zoning district map attached thereto and made part thereof, are hereby amended by rezoning the following described property in the City of Auburn Hills, Oakland County, Michigan, from R-4, One-Family Residential District to D, Downtown District, as requested by the City of Auburn Hills:

Sidwell No.14-25-351-023
3077 Auburn Road
Auburn Hills, Michigan 48326



LOCATION MAP

SECTION II

The penalty for violation of this Ordinance shall be same as those penalties set forth in Article XX of the City of Auburn Hills Zoning Ordinance No. 372.

SECTION III

This Ordinance shall be published in a newspaper circulated within the City of Auburn Hills within fifteen (15) days following the adoption thereof. This Ordinance shall become effective immediately upon publication. All Ordinances in conflict herewith are hereby repealed.

AYES:
NAYS:
ABSENT:
ABSTENTIONS:

ORDINANCE 26-_____

STATE OF MICHIGAN)

)SS

COUNTY OF OAKLAND)

I, the undersigned, the duly qualified and appointed City Clerk of the City of Auburn Hills, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of Ordinance No. 26-949 adopted at a regular meeting of the City Council held on the 20th day of April, 2026.

Eugene Hawkins, III, Mayor

Laura M. Pierce, City Clerk



ATTACHMENT B

CITY OF AUBURN HILLS
1827 N. SQUIRREL ROAD
AUBURN HILLS, MI 48326
248.370.9402
WWW.AUBURNHILLS.ORG

**RESOLUTION OF SUPPORT
TAYLOR ROAD AND GIDDINGS ROUNDABOUT & ECONOMIC DEVELOPMENT PROJECT**

At a regular meeting of the City Council of the City of Auburn Hills, County of Oakland, State of Michigan, held in the Council Chambers at 1827 N. Squirrel Road, Auburn Hills, Michigan 48326, at 7:00 PM, on the 20th day of April, 2026.

The following resolution was offered by Councilperson Verbeke and seconded by Councilperson Marzolf:

- WHEREAS,** the Michigan Department of Transportation is accepting applications for grants from the Transportation Economic Development Fund Category A Program; and
- WHEREAS,** Lear Corporation intends to occupy a facility located at 3600 Giddings Road , investing \$87,000,000 and creating 414 jobs, which will support the General Motors Orion Assembly Facility in Orion Township; and
- WHEREAS,** the City acknowledges and supports the new business developments in the area that will bring new jobs to Michigan, including General Motors and surrounding businesses; and
- WHEREAS,** the City of Auburn Hills has determined that to improve safety and traffic flow, Lear Corporation is required to construct a roundabout at the intersection of Taylor Road and Giddings Road to obtain its occupancy permit, and
- WHEREAS,** the City and Lear Corporation have partnered together to apply for grant funding through the Michigan Transportation Economic Development Fund to aid in funding the Taylor Road and Giddings Intersection Roundabout & Economic Development Project; and

NOW, THEREFORE BE IT RESOLVED, the City Council of the City of Auburn Hills hereby authorizes an application for a Transportation Economic Development Funds Category A grant for the Taylor Road and Giddings Road intersection roundabout project, wherein the City of Auburn Hills will commit to providing a local 20% match of \$400,000 with the Michigan Transportation Economic Development Fund Grant consideration of \$1,600,000. The City of Auburn Hills commits to continue to maintain the roundabout once constructed; and

BE IT FURTHER RESOLVED, by the City Council of the City of Auburn Hills that in an ongoing effort to manage traffic patterns safely, efficiently and effectively in Auburn Hills, and in support of economic development and bringing new jobs to Michigan, the City Council of the City of Auburn Hills supports the construction of the TAYLOR ROAD AND GIDDINGS ROAD INTERSECTION ROUNDABOUT ECONOMIC DEVELOPMENT PROJECT described in this document.

BE IT FURTHER RESOLVED NOW that the City Council of the City of Auburn Hills authorizes Thomas A. Tanghe, City Manager, to prepare and submit the application for the above-named project and to be designated as the authorized agent for all activities associated with securing and accepting any funding.

AYES: 7 (Ferguson, Fletcher, Hawkins, Knight, Marzolf, Moniz, Verbeke)
NAYES: None
ABSENT: None
ABSTENTIONS: None

RESOLUTION ADOPTED
Resolution #26.04.064

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

I, the undersigned, the duly appointed City Clerk for the City of Auburn Hills, Oakland County, Michigan do hereby certify that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Auburn Hills City Council held on the 20th day of April, 2026.

IN WITNESS WHEREOF, I have hereunto affixed my official signature on this ____ day of April, 2026.

Laura M. Pierce, City Clerk