



AUBURN HILLS MEETING SCHEDULE

248-370-9402 | WWW.AUBURNHILLS.ORG

AUGUST 2026

DAY	TITLE	TIME	LOCATION
7/25 – 8/2	Early Voting	8:30 AM – 4:30 PM	Public Safety Building 1899 N. Squirrel Road
4	Election Day	7:00 AM	All Polling Locations
10	City Council Workshop	5:30 PM	Administrative Conference Room 1827 N. Squirrel Road
10	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
10	Library Board	7:00 PM	Auburn Hills Public Library 3400 Seyburn Drive
11	Tax Increment Finance Authority	5:00 PM	RESCHEDULED to 8/20
12	Planning Commission	6:00 PM	Council Chamber 1827 N. Squirrel Road
13	Zoning Board of Appeals	6:30 PM	CANCELLED
18	Brownfield Redevelopment Authority	6:00 PM	CANCELLED
20	Tax Increment Finance Authority	5:00 PM	Fieldstone Golf Course 1984 Taylor Rd.
24	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
25	Public Safety Advisory Committee	5:00 PM	Public Safety Building 1899 N. Squirrel Road
25	Brownfield Redevelopment Authority	6:00 PM	Administrative Conference Room 1827 N. Squirrel Road

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248.370.9402 48 hours prior to the meeting. Staff will be pleased to make the necessary arrangements. PLEASE BE ADVISED, DUE TO A LACK OF AGENDA ITEMS, SOME MEETINGS MAY BE CANCELED.



AUBURN HILLS MEETING SCHEDULE

248-370-9402 | WWW.AUBURNHILLS.ORG

SEPTEMBER 2026

DAY	TITLE	TIME	LOCATION
8	Tax Increment Finance Authority Informational Meeting	5:30 PM	Administrative Conference Room 1827 N. Squirrel Road
9	Pension Board	3:00 PM	Administrative Conference Room 1827 N. Squirrel Road
9	Retiree Health Care	Immediately following the Pension Board meeting	Administrative Conference Room 1827 N. Squirrel Road
9	Planning Commission	6:00 PM	CANCELLED
10	Zoning Board of Appeals	6:30 PM	Administrative Conference Room 1827 N. Squirrel Road
14	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
14	Library Board	7:00 PM	Auburn Hills Public Library 3400 Seyburn Drive
15	Brownfield Redevelopment Authority	6:00 PM	Administrative Conference Room 1827 N. Squirrel Road
17	Election Commission	5:30 PM	Administrative Conference Room 1827 N. Squirrel Road
21	Downtown Development Authority	5:30 PM	Administrative Conference Room 1827 N. Squirrel Road
28	City Council Workshop	5:30 PM	Administrative Conference Room 1827 N. Squirrel Road
28	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
29	Election Commission / Public Accuracy Test	5:30 PM	Council Chamber 1827 N. Squirrel Road

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CITY OF AUBURN HILLS

MONDAY, AUGUST 24, 2026

Regular City Council Meeting ♦ 7:00 PM

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

248-370-9402 ♦ www.auburnhills.org

1. MEETING CALLED TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL OF COUNCIL

4. APPROVAL OF MINUTES

4a. City Council Workshop Minutes, August 10, 2026

4b. City Council Regular Meeting Minutes, August 10, 2026

5. APPOINTMENTS AND PRESENTATIONS

6. PUBLIC COMMENT

7. CONSENT AGENDA

All items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

7a. Board and Commission Minutes

7a1. Tax Increment Finance Authority, July 21, 2026

7a2. Planning Commission Minutes, August 12, 2026

7b. Motion – To approve the 2026 Used Car Lot License for Newcomb's Auto Sales.

7c. Motion – To amend the 2026 General Fund Senior Services Department.

7d. Motion – To approve budget amendments for the Giddings Road and Taylor Road Intersection Improvements.

7e. Motion – To approve the purchase of a Weiler P395 Asphalt Paver.

7f. Motion – To approve the purchase of a new Singer Pressure Reducing Valve for the Palace PRV.

8. UNFINISHED BUSINESS

9. NEW BUSINESS

9a. Public Hearing / Motion – Adopt an Ordinance to amend Chapter 54. Solid Waste; to repeal Article II. Garbage and Refuse, of the Auburn Hills City Code and replace it with a new Article II. Solid Waste, Recyclable Materials, and Designated Waste Hauler Collection Regulation on Second Reading.

9b. Motion – To amend the text of Article XII. T&R, Technology and Research Districts; Article XIII. I-1, Light Industrial Districts; Article XIV. I-2, General Industrial Districts; and Article XVIII, General Provisions of the Zoning Ordinance, to address new provisions for clean industrial uses and establish comprehensive standards for data centers.

10. COMMENTS AND MOTIONS FROM COUNCIL

11. CITY ATTORNEY REPORT

12. CITY MANAGER REPORT

13. CLOSED SESSION

13a. Motion – To meet in closed session to discuss property acquisition pursuant to MCL 268(1)(d) of the Open Meetings Act.

14. ADJOURNMENT

City Council meeting minutes are on file in the City Clerk's Office. **NOTE: Anyone planning to attend the meeting who has need of 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 prior to the meeting. Staff will be pleased to make the necessary arrangements.**



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: AUGUST 24, 2026

AGENDA ITEM NO 4A

CITY COUNCIL



CITY OF AUBURN HILLS CITY COUNCIL WORKSHOP **DRAFT** MINUTES

August 10, 2026

CALL TO ORDER & Mayor Hawkins at 5:30 PM

PLEDGE OF ALLEGIANCE:

LOCATION:

Admin Conference Room, City Hall, 1827 N. Squirrel Rd, Auburn Hills, MI 48326

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

Absent: None

Also Present: City Manager Tanghe, Asst City Manager Skopek, City Clerk Pierce, Chief of Police Gagon, Fire Chief Robinson, Director of Community Development Cohen, Department of Public Works Director Baldante, Manager of Fleet & Roads Hefner, Manager of Public Utilities Deman, Finance Director/Treasurer Schulz, Accountant Moss, Assistant to the City Manager Hagge, Engineer Driesenga

0 Guests

Workshop Topic: Capital Improvement Plan Review

Mr. Baldante reviewed the Capital Improvement Plan for 2027-2031. He discussed the City's assets including roads, water and sewer mains, manholes, catch basins, and hydrants. He explained the importance of the maintenance programs which is key to extend the life of each asset. Over the next five years, there are sixty projects identified. He noted that these projects include major and local road improvements, water system improvements, parking improvements, and pathways. He pointed out the two reoccurring annual programs include the asphalt path maintenance and the storm sewer emergency repairs. He further discussed potential funding sources and grants opportunities for the various projects.

Discussion followed on a variety of potential projects and improvements, including the I-75/Joslyn bridge, the Clinton River Trail and trailhead parking, installation of a pathway connecting the apartments off Walton Boulevard to the street-level crossing at the traffic signal leading to Oakland University, lighting at the amphitheater, and providing additional shade at the Public Square.

The meeting adjourned at 6:35 PM.

Eugene Hawkins III, Mayor

Laura M. Pierce City Clerk



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: AUGUST 24, 2026

AGENDA ITEM NO 4B

CITY COUNCIL



CITY OF AUBURN HILLS REGULAR CITY COUNCIL MEETING

DRAFT MINUTES

AUGUST 10, 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, Assistant City Manager Skopek, City Attorney Kelly, City Clerk Pierce, Chief of Police Gagon, Fire Chief Robinson, Director of Community Development Cohen, Department of Public Works Director Baldante, Manager of Fleet & Roads Hefner, Manager of Municipal Properties Wisser, Deputy Treasurer Jones, Director of Senior Services Monroy Krieg, Senior Support Services Coordinator Cox, Assistant to the City Manager Hagge, Engineer Driesenga

21 Guests

A workshop session was held prior to the regular City Council meeting at 5:30 PM. Workshop Topic: Capital Improvement Plan Review

4. APPROVAL OF MINUTES

4a. City Council Regular Meeting Minutes, July 20, 2026

Moved by Knight, Seconded by Ferguson.

RESOLVED: To approve the City Council Regular Meeting Minutes of July 20, 2026.

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

No: None

Resolution No. 26.08.111

Motion Carried (7 - 0)

5. APPOINTMENTS AND PRESENTATIONS

5a. Motion – To confirm the appointment of Gail Cartwright to the Tax Increment Finance Authority.

Mayor Hawkins shared the accolades of Ms. Cartwright and recommended her to the Tax Increment Finance Authority.

Moved by Fletcher, Seconded by Knight.

RESOLVED: To confirm the appointment of Gail Cartwright to the Tax Increment Finance Authority for a term ending on February 28, 2029.

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

No: None

Resolution No. 26.08.112

Motion Carried (7 - 0)

5b. Introduction of Senior Support Services Coordinator, Kathryn Cox

Ms. Monroy-Kreig introduced Ms. Cox as the new Senior Support Services Coordinator.

6. PUBLIC COMMENT

Mr. Daniel Carpenter spoke against the use of Flock cameras.

Mr. Dave Dobay spoke regarding speeding on South Squirrel Rd. and Amazon drones.

Mr. Michael Kazmierski spoke regarding the Friends of the Clinton River Trail Fundraiser.

Ms. Krista Soroka spoke against Flock cameras.

7. CONSENT AGENDA

Mr. Moniz removed Item 7d (cost reimbursement agreement with Metro Fibernet, LLC) from the Consent Agenda.

7a. Board and Commission Minutes

7a1. Election Commission, July 16, 2026

7a2. Brownfield Redevelopment Authority, July 21, 2026

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

7b. Motion – To amend the 2026 Major Roads Fund for the purchase of early fill salt.

RESOLVED: To amend the 2026 Major Roads fund in the amount of \$222,090 for 3,000 tons of early fill salt.

7c. Motion – To receive & file the Mariner Consulting 2nd Quarter Cash Management Investment Performance Review.

RESOLVED: To receive and file the Mariner Consulting 2nd quarter Cash Management Investment Performance Review.

Moved by Verbeke, Seconded by Ferguson.

RESOLVED: To approve the Consent Agenda.

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

No: None

Resolution No. 26.08.113

Motion Carried (7 - 0)

7d. Motion – To execute a cost reimbursement agreement for overtime inspection services with Metro Fibernet, LLC (Metronet) as part of their fiber-optic telecommunications network buildout.

Mr. Moniz requested clarification on this project and the connection with T-Mobile. Mr. Baldante provided clarification and stated that the city is inspecting the work.

Moved by Moniz, Seconded by Verbeke.

RESOLVED: To execute a cost reimbursement agreement for overtime inspection services with Metro Fibernet, LLC (Metronet) as part of their fiber-optic telecommunications network buildout.

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

No: None

Resolution No. 26.08.114

Motion Carried (7 - 0)

8. UNFINISHED BUSINESS

9. NEW BUSINESS

9a. Motion – To approve the Development Agreement between the City of Auburn Hills and US Signal for the property located at 1035 West Entrance Drive.

Mr. Cohen presented the proposed agreement governing the upgrade to the existing data center. He stated that although the project qualifies for administrative approval under the Zoning Ordinance, US Signal voluntarily agreed to enter into a Development Agreement with the City. The agreement provides additional protections and accountability beyond those otherwise required, including enforceable noise performance standards, postconstruction acoustical verification, ongoing monitoring, complaint-response procedures, corrective action requirements, and continued operational accountability. This project is not expected to increase demands on the city infrastructure.

Mr. Cohen explained that there are three main types of data centers; enterprise data center where it serves clients on the server, colocation data center where a company provides all the services for energy, security and cooling, and the hyperscale while very large, uses a lot of energy.

Mr. Tom DeJonge and Zack VanOverbeke representing US Signal provided an overview of the project. It was explained that there will be sound attenuation panels to help with the proposed new exterior chillers. It was also explained that monthly testing will be performed on generators to ensure that they work properly.

Moved by Moniz, Seconded by Knight.

RESOLVED: To approve the Development Agreement between the City of Auburn Hills and US Signal for the property located at 1035 West Entrance Drive and to authorize the Mayor to execute the Agreement on behalf of the City.

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

No: None

Resolution No. 26.08.115

Motion Carried (7 - 0)

9b. Motion – To authorize the agreement for Single Hauler Residential Housing Solid Waste Collection.

Mr. Wisser recommended the proposed agreement be granted to Waste Management of Michigan. With the contract with Priority Waste coming to an end and after receiving multiple complaints, the city went to bid for the Single Hauler Residential Housing Solid Waste Collection program. Waste Management was the low bid and will provide new carts to residents in December and pick up old cans. It will include one pre-scheduled bulk item collection per household per week at no additional charge, a 10% senior and veteran discount, and direct monthly billing to residents with convenient online payment options. Waste Management will provide manual and automated services for pick up. The proposed new service will begin on January 1, 2027. A communication campaign will take place in the Fall.

Mr. Doug Reams, Brian Snyder and John Moskal representing Waste Management were present to answer any questions.

The following individuals spoke against the new contract:

- Mr. Mario DiBartolomeo
- Ms. Amy Mackie
- A representative of Priority Waste.

Ms. Verbeke asked for clarification on the cost.

Mr. Wisser stated that since the bid results were so close, the focus became on the service provided.

Ms. Verbeke stated that she has not had any problems with Priority Waste in the past but is looking forward to Waste Management fulfilling their promise of taking care of the residents.

Moved by Knight, Seconded by Marzolf.

RESOLVED: To authorize a five-year agreement with WM (Waste Management of Michigan, Inc.) for single hauler residential housing solid waste collection as proposed under the automated collection service model, effective January 1, 2027, at the unit prices set forth in its proposal. The final agreement shall be reviewed and approved by the City Attorney and shall incorporate the Contractor's written clarifications. Furthermore, authorize the City Manager to sign the final agreement on behalf of the City.

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

No: None

Resolution No. 26.08.116

Motion Carried (7 - 0)

9c. Motion – To accept the First Reading of an Ordinance amending Chapter 54. Solid Waste; to repeal Article II. Garbage and Refuse, of the Auburn Hills City Code and replace it with a new Article II. Solid Waste, Recyclable Materials, and Designated Waste Hauler Collection Regulation; and to set for Public Hearing and Second Reading / Adoption at the Meeting on August 24, 2026.

Mr. Cohen presented an amendment to update Chapter 54 of the City Code to add automated residential waste collection system.

Moved by Verbeke, Seconded by Ferguson.

RESOLVED: To accept the First Reading of an Ordinance amending Chapter 54. Solid Waste; to repeal Article II. Garbage and Refuse, of the Auburn Hills City Code and replace it with a new Article II. Solid Waste, Recyclable Materials, and Designated Waste Hauler Collection Regulation; and to set for Public Hearing and Second Reading / Adoption at the meeting on August 24, 2026.

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

No: None

Resolution No. 26.08.117

Motion Carried (7 - 0)

10. COMMENTS AND MOTIONS FROM COUNCIL

Mr. Knight expressed his delight at the bike patrol he had seen. He was pleased to share that the pathway connection at Forester Square has been completed. He suggested a fund raiser offering the rental of chairs for the concerts in the park.

Mr. Moniz congratulated Fire Chief Robinson on his completion of the National Academy. He also thanked Clerk Pierce for a great August election. He questioned if there were specific times the Amazon drones could be in the air. Mr. Tanghe stated that it is best to share concerns with the FAA. The city website has the information on how to do this under the resident tab.

Dr. Fletcher suggested more election signage being shared. She commented on complaints regarding speeding on South Blvd. She also shared that people would like to know who to contact at the State level regarding having the school district boundaries reevaluated for Auburn Hills.

Mr. Ferguson commented on the Friday night concert.

Mr. Marzolf would like to see restoration take place on Squirrel Road near Stellantis due to repairs from an updated fiberoptics project. He also sought an update on the Avant project on Five Points Drive. Mr. Cohen commented that they have been given a deadline in November to show that they are making progress.

Mayor Hawkins stated he would like to have a follow-up conversation regarding bricks at the Veteran's Memorial. Mr. Tanghe said discussions are taking place regarding this topic and it being offered annually.

11. CITY ATTORNEY REPORT

12. CITY MANAGER REPORT

13. CLOSED SESSION

13a. Motion - To meet in closed session to discuss a confidential legal opinion under MCL 15.268(1)(h) of the Open Meetings Act.

Moved by Ferguson, Seconded by Moniz.

RESOLVED: To meet in closed session to discuss a confidential legal opinion under MCL 15.268(1)(h) of the Open Meetings Act.

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

No: None

Resolution No. 26.08.118

Motion Carried (7 - 0)

13b. Motion – To meet in closed session to discuss property acquisition pursuant to MCL 15.268(1)(d) of the Open Meetings Act.

Moved by Verbeke, Seconded by Marzolf.

RESOLVED: To meet in closed session to discuss property acquisition pursuant to MCL 15.268(1)(d) of the Open Meetings Act.

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

No: None

Resolution No. 26.08.119

Motion Carried (7 - 0)

The meeting recessed to Closed Session at 9:11 PM.

The meeting reconvened in Open Session at 9:55 PM.

14. ADJOURNMENT

Moved by Moniz, Seconded by Ferguson.

RESOLVED: To adjourn the meeting.

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

No: None

Resolution No. 26.08.120

Motion Carried (7 - 0)

The meeting adjourned at 9:56 PM.



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: AUGUST 24, 2026

AGENDA ITEM NO 7A1

TAX INCREMENT FINANCE AUTHORITY

**“Not Yet Approved”
CITY OF AUBURN HILLS
TAX INCREMENT FINANCE AUTHORITY MEETING**

July 21, 2026

CALL TO ORDER: Chairman Kneffel called the meeting to order at 5:34 PM.

ROLL CALL: Present: Kneffel, Goodhall, Ferro, Fletcher, Long
Absent:
Also Present: Andrew Hagge, Assistant to the City Manager/TIFA Executive Director; Tim Wisser, Manager of Municipal Properties; Jackie Monroy-Krieg, Director of Senior Services
Guests: Gail Cartwright

LOCATION: COUNCIL CONFERENCE ROOM, 1827 N. Squirrel Road, Auburn Hills, MI 48326

PERSONS WISHING TO BE HEARD

Executive Director Hagge took this time to introduce Gail Cartwright to the Board of Directors. Gail is a part-time employee for the City of Auburn Hills as well as a member of the Public Safety Advisory Committee.

APPROVAL OF MINUTES

A. TIFA Regular Meeting Minutes – June 9, 2026

There was no discussion on the approval of the minutes.

**Moved by Mr. Goodhall to approve the TIFA Board of Directors Regular Meeting Minutes from June 9, 2026, as presented.
Seconded by Dr. Fletcher**

**Yes: Kneffel, Goodhall, Fletcher, Ferro, Long
No: none**

Motion Carried

CORRESPONDENCE & PRESENTATIONS

None

CONSENT AGENDA

A. FY 2026 Adopted Budget and YTD Summary – June 30, 2026

There was no discussion of the Consent Agenda.

Moved by Dr. Fletcher to approve the Consent Agenda.

Seconded by Mr. Goodhall

Yes: Kneffel, Goodhall, Fletcher, Ferro, Long
No: None

Motion Carried

UNFINISHED BUSINESS

None

NEW BUSINESS

A. Community Center Carriage Room Workstation Technology Purchase

Mr. Hagge presented the agenda item regarding the approval to purchase workstation technology equipment. The request before the TIFA Board was to approve a budget amendment in order for staff to purchase the necessary technological equipment to create an additional workstation in the Community Center's Carriage Room. Some of that technology includes a new desk phone, computer, monitor, and docking station, among other items. The new workstation would be used by different part-time staff, part-time interns, and other seasonal help.

Moved by Dr. Fletcher to approve the purchase of workstation technology at the Community Center in the amount of \$4,240.26. Furthermore, authorize a budget amendment increasing appropriations within the TIF-D budget to accommodate this purchase.

Seconded by Mr. Ferro

Yes: Kneffel, Goodhall, Fletcher, Ferro, Long
No: None

Motion Carried

B. Multi-Sport Athletic Field Scoreboard Purchase

Mr. Wisser presented the agenda item regarding the approval to purchase a new scoreboard at the Multi-Sport Athletic Field. The existing scoreboard has taken on damage over its more than 20-year life at the Auburn Hills Multi-Sport Athletic Field, and its electronic components have become unreliable. The new, proposed scoreboard will be slightly larger (16' by 5' compared to 18' by 8') and feature larger LED numerals. Mr. Wisser noted that the timing of this purchase is critical so that it can be installed before the Fall sports season. Additionally, Mr. Wisser noted that the scoreboard would be installed by DPW staff. Finally, the request before the TIFA Board included a budget amendment to support this purchase.

Moved by Mr. Ferro to amend the 2026 TIFA-D budget with an increase of appropriations of \$16,000 and to authorize the purchase of a Daktronics FB-2018 scoreboard for \$15,085.

Seconded by Dr. Fletcher

Yes: Kneffel, Goodhall, Fletcher, Ferro, Long
No: None

Motion Carried

C. Community Center Wesson Room Table Replacement

Mrs. Monroy-Krieg presented the agenda item regarding the approval to purchase replacement tables for the Community Center's Wesson Room. Earlier in 2026, Director Monroy-Krieg brought a similar request to the TIFA Board, which featured a request to purchase replacement tables for the Seyburn Room in the Community Center. This request is for the replacement tables in the Wesson Room. The 2026 TIF-D budget included \$45,000 to replace tables in the Seyburn Room. The Seyburn

Room tables came in under budget. The remaining budget leftover from the original \$45,000 would be used to purchase the Wesson Room tables.

Moved by Dr. Fletcher to approve the quote from KI, Sourcewell delivered and installed for \$7,823.24 for eight flip-top square Uniframe tables.

Seconded by Mr. Ferro

Yes: Kneffel, Goodhall, Fletcher, Ferro, Long
No: None

Motion Carried

D. Dutton Farm Grant Reimbursement Payment

Mr. Hagge presented the agenda item regarding the reimbursement payment for the grant that was awarded to Dutton Farm. Earlier in 2026, the TIFA Board approved a grant for Dutton Farm's expansion of services project. The grant was a reimbursement grant in the amount of \$246,445.00. Dutton Farm has begun that project and has made significant steps toward completion. Dutton Farm requested to be reimbursed for money that has already been spent on the project. Further, Mr. Hagge noted to the Board that Dutton Farm wishes to be reimbursed for the total grant amount in three separate reimbursement payments. The request before the TIFA Board is to authorize the Executive Director to provide the first reimbursement payment to Dutton Farm in the amount of \$88,740.90. If approved, the Executive Director will request documentation evidencing that work has been completed and that invoices have been paid. If those requests have been met, then the Executive Director will work to provide that first reimbursement payment.

Moved by Mr. Long to authorize the Executive Director to provide the first reimbursement payment to Dutton Farm. Furthermore, authorize a budget amendment increasing appropriations within the 2026 TIF-B budget to support the grant reimbursement payment.

Seconded by Dr. Fletcher

Yes: Kneffel, Goodhall, Fletcher, Ferro, Long
No: None

Motion Carried

E. TIF-D Budget Amendments in Support of "Auburn Hills Celebrates America's 250th Birthday" Event

Mr. Hagge presented the agenda item regarding the proposed budget amendments associated with the "Auburn Hills Celebrates America's 250th Birthday" event. In 2026, the TIFA Board budgeted \$25,000 to support the 250th drone show event. The total event costs were paid by either dollars budgeted from the TIFA Board or dollars from corporate event sponsors. As corporations sent sponsorship checks to the city in support of this event, those checks were both deposited and spent from TIF-D accounts. The request before the TIFA Board was to amend the TIF-D budget to properly acknowledge and account for both the revenues and expenditures associated with corporate sponsorships.

Moved by Mr. Long to authorize a budget amendment to increase revenues in the 2026 TIF-D budget. Further, authorize a budget amendment increasing appropriations, by the same amount, in the 2026 TIF-D budget.

Seconded by Mr. Ferro

Yes: Kneffel, Goodhall, Fletcher, Ferro, Long
No: None

Motion Carried

F. Withdrawal of Proposed Parking Lease Agreements

Mr. Hagge presented the agenda item regarding the withdrawal of previously proposed parking lease agreements made by the TIFA to two downtown developments. Several years ago, when now-established downtown developments were being built (commonly referred to as “Designhaus” and “The Brunswick”), the TIFA Board authorized the Executive Director to propose parking lease agreements to these developments. The two aforementioned downtown developments would sign parking lease agreements with the TIFA to rent spaces within the city’s downtown parking structure. Those downtown developments never got back with and corresponded with the Executive Director, and after several years, no parking lease agreements were executed. Now more than four years have passed since the TIFA Board provided the Executive Director that authorization a couple things have changed. First, with the upcoming development, The Webster, there are no longer the same number of spaces available within the parking structure. Second, the proposed lease rates have changed over those four years as well. The memo before the TIFA Board would be to formally rescind those offers made to Designhaus and The Brunswick. This would officially close that loop and prevent any future dispute regarding parking spot renting within the downtown parking structure.

Moved by Mr. Ferro to rescind the TIFA Board’s prior approvals of the proposed parking-space lease agreements with Riverside 2, LLC, commonly known as The Brunswick, and Designhaus, LLC; withdraw and revoke any outstanding offers to enter into those agreements; terminate any authority previously granted to the TIFA Executive Director to execute those agreements; and direct the TIFA Executive Director to provide written notice of this action to each entity.

Seconded by Dr. Fletcher

Yes: Kneffel, Goodhall, Fletcher, Ferro, Long
No: None

Motion Carried

EXECUTIVE DIRECTOR REPORT

Mr. Hagge discussed a few items with the Board, including Anthony Barash’s resignation from the TIFA Board, future budgeting for a 2027 drone show event, scheduling the upcoming August TIFA meeting, and what to expect on the August TIFA meeting agenda. Mr. Hagge mentioned to the Board that Mr. Barash resigned because he has officially accepted to attend law school at the University of Pittsburgh. Because of this commitment, he will no longer be able to fulfill the duties of a TIFA Board member. Additionally, the drone show event, sponsored by the TIFA, was a success and met with overwhelmingly positive support. For that reason, the city seeks to hold the event again in 2027. Executive Director noted to the Board that he intends to budget \$30,000 to support the event with the Board’s support. The TIFA Board was supportive of budgeted \$30,000 for next year’s drone show event. Finally, the TIFA Board discussed when to hold its next meeting. The August meeting takes place at Fieldstone Golf Club and features a budget presentation. The Board found consensus around holding that upcoming meeting on Thursday, August 20th at 5:00 PM at Fieldstone Golf Club.

BOARD MEMBER COMMENTS

None

ANNOUNCEMENT OF NEXT MEETING

The next regularly scheduled TIFA Board of Directors meeting is scheduled for Thursday, August 20, 2026, at 5:00 p.m. at Fieldstone Golf Club located at, 1984 Taylor Road, Auburn Hills, Michigan 48326.

ADJOURNMENT

Moved by Mr. Goodhall to adjourn the TIFA Board meeting.

Seconded by Dr. Fletcher

Yes: Kneffel, Goodhall, Ferro, Fletcher, Long

No: None

Motion carried

The TIFA Board of Directors meeting adjourned at 7:00 p.m.

Steve Goodhall
Secretary of the Board

Andrew Hagge
Assistant to the City Manager



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: AUGUST 24, 2026

AGENDA ITEM NO 7A2
PLANNING COMMISSION



CITY OF AUBURN HILLS PLANNING COMMISSION MINUTES NOT YET APPROVED

August 12, 2026

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

ROLL CALL: Present: **Raymond Saelens, Jack Ferguson, Dominick Tringali, Cynthia Pavlich, Dominic Patrus, Sam Beidoun**
Absent: Darlene MacMillian, Michelle Case, Carolyn Shearer
Also Present: Director of Community Development Steve Cohen, Assistant Director of Community Development Devin Lang, Economic Development Manager Stephanie Carroll, Mayor Eugene Hawkins III
Guests: None

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

3. PERSONS WISHING TO BE HEARD

4. APPROVAL OF MINUTES – July 8, 2026

Moved by Ferguson to approve the City of Auburn Hills Planning Commission minutes of July 8, 2026.
Second by Saelens.

VOTE: Yes: Saelens, Ferguson, Pavlich, Tringali, Patrus, Beidoun
No: None

Motion Carried (6-0)

5. PETITIONERS

5a. Text Amendment to the Zoning Ordinance (6:01 p.m.)

Public Hearing/Motion – Recommend to City Council the approval of the text amendment to Article XII. T&R, Technology and Research Districts; Article XIII. I-1, Light Industrial Districts; Article XIV. I-2, General Industrial Districts; and Article XVIII, General Provisions of the Zoning Ordinance, to address new provisions for clean industrial uses and establish comprehensive standards for data centers.

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

Mr. Cohen delivered a comprehensive presentation on proposed amendments to the Zoning Ordinance that address clean industrial uses and data centers. He noted that the amendments are not intended to prohibit data centers but to establish clear, reasonable, and fact-based standards for their location, design, and operation in Auburn Hills. He further explained that data centers differ from traditional office and industrial uses due to their significant electrical demands, continuous operations, cooling systems, backup generators, and relatively limited permanent staffing. He noted that the City's existing Zoning Ordinance lacks comprehensive standards that address these characteristics.

Mr. Cohen explained that staff recommendations were primarily influenced by three factors: the City's experience

with the current US Signal data center, research on data center regulations adopted by other communities, and discussions with DTE Energy about Auburn Hills' electrical infrastructure and capacity. He also reviewed the City's assessment of potential sites for future data centers. Staff identified six industrial properties, mainly in the northern part of the City, that are better suited for data center development because of their land availability, infrastructure, surrounding land uses, and separation from residential areas. The proposed amendments aim to direct future data center development to these areas while still allowing other locations to be considered through the Planned Unit Development process when appropriate.

He outlined the City's intent to preserve the T&R District for corporate offices, research and development, technology, and other higher employment uses. The proposed amendments would remove data centers as a permitted use in the T&R District and provide a PUD option if an alternative location can be shown to be appropriate.

Mr. Cohen summarized the proposed standards in new Section 1837, including requirements for noise studies and monitoring, emergency generator operation and testing, equipment screening, cooling and water systems, electrical capacity, emergency planning, future expansion, and a recorded Development Agreement that establishes enforceable operational and performance requirements.

Mr. Cohen concluded that the proposed amendments offer a balanced approach that recognizes the economic and technological significance of data centers, guides their placement, establishes reasonable operating standards, protects nearby properties, and supports the City's long-term planning goals.

Staff recommends approval of the proposed text amendment.

Ms. Pavlich asked whether any new data centers have been proposed. Mr. Cohen stated that there have been no recent proposals and that this was a proactive step to address the land use.

Ms. Pavlich asked who would hold any proposed data centers accountable if they expand their equipment or fail to complete their project as contracted. Mr. Cohen stated that the City of Auburn Hills would hold them accountable under a Development Agreement.

Ms. Pavlich stated that this is a highly complex and consequential issue that will affect the City when the current Commission members are no longer on the Commission. She expressed concern about the future removal of equipment that has outlived its usefulness in this rapidly evolving industry. She would like assurance that the agreement addresses this outdated equipment. Mr. Cohen stated that the agreement would address it to the extent necessary.

Mr. Saelens asked whether water capacity is an issue for a closed-loop system. Mr. Lang explained the closed-loop refrigerant system used to cool data centers.

Mr. Patrus asked about the electrical infrastructure for the large data centers and whether the proposed ordinance amendments would pose an issue if DTE begins upgrading its systems to accommodate them. Mr. Cohen explained that the City is only required to provide an area where a data center could be built. The City is not responsible for electrical capacity but only needs to provide a place where they could be built.

Mr. Cohen explained the difference in noise impact between the small data centers and the large-scale centers. These amendments provide the ability to address any noise issues should they arise. Mr. Saelens asked whether the noise is primarily caused by the backup generators. Mr. Cohen confirmed that this is correct and that the generators are used only during a continuous power outage or routine monthly testing. He also noted that other mechanical equipment, such as the chillers, can produce objectionable noise if not properly mitigated with enclosures and soundproofing.

Mr. Ferguson stated that he appreciated the extensive presentation and all the information provided to City Council and the Planning Commission.

Mr. Beidoun asked whether data centers will become like cell towers, with one needed every so many miles. He also asked whether data centers cater to a particular industry. Mr. Cohen explained that, in his understanding, smaller data centers serve local and regional companies, and that it will take time for the industry to evolve to determine how many will be needed. He does not anticipate any extensive, large-scale artificial intelligence hyperscale data centers, as Auburn Hills does not have the land or electrical capacity required for a large center.

Mr. Beidoun asked whether the City has any discretion. Mr. Cohen explained that the available locations are subject to a special land use permit.

Mr. Beidoun asked about the required parking. Mr. Cohen explained that it would be determined on a case-by-case basis. Most sites would require only 10-30 spaces, as they are needed only for the few employees who service the property.

Ms. Pavlich asked whether tax abatements would have to be granted. Mr. Cohen stated that he was unsure whether they would meet the qualifications, but it could be possible depending on the amount invested in real property. Ms. Carroll stated that she is not aware of any data centers receiving tax abatements.

Mr. Beidoun asked about the electric grid in the six areas indicated in the presentation. Mr. Cohen explained that DTE has indicated that its process for upgrades for anything over 10-15 megawatts could take 24 months to four years to plan and implement, depending on the electrical demand of the new facility.

Mr. Ferguson thanked Mr. Cohen for preparing all this information to protect Auburn Hills.

Mr. Beidoun opened the public hearing at 7:01 p.m.

There being no public comments, Mr. Beidoun closed the public hearing at 7:01 p.m.

Moved by Ferguson to recommend to City Council the approval of the enclosed text amendment to Article XII. T&R, Technology and Research Districts; Article XIII. I-1, Light Industrial Districts; Article XIV. I-2, General Industrial Districts; and Article XVIII, General Provisions of the Zoning Ordinance, to address new provisions for clean industrial uses and establish comprehensive standards for data centers.

Second by Tringali.

VOTE:

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

No: None

Motion Carried (6-0)

6. UNFINISHED BUSINESS – None.

7. NEW BUSINESS – None.

8. COMMUNICATIONS

Mr. Beidoun asked about the intersection of I-75 and Baldwin Road and the safety of those gathering there. Mr. Cohen stated that he would investigate the matter further with the Police Department and report back.

9. NEXT SCHEDULED MEETING

The next scheduled meeting is on Wednesday, September 9, 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 7:06 p.m.

Submitted by:

Susan McCullough, MiPMC III, CMC

Recording Secretary



CITY OF AUBURN HILLS

CITY COUNCIL AGENDA

MEETING DATE: AUGUST 24, 2026

AGENDA ITEM NO 7B

CITY CLERK'S OFFICE

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Laura M. Pierce, City Clerk
Submitted: August 12, 2026
Subject: Motion – To approve the 2026 Used Car Lot License for Newcomb's Auto Sales.

INTRODUCTION AND HISTORY

In May, City Council approved the renewal of three Used Car Lot licenses and delayed the consideration of the fourth, Newcomb's Auto Sales, 3123 Lapeer Rd. Newcomb's Auto Sales is the tenant located on 3123 Lapeer. The property owner of 3123 Lapeer, the site of Newcomb's Auto Sales, was in court as a result of ordinance enforcement action. The case was heard before the 52-3 district court on April 7, 2026, and the defendant was given until July 1, 2026, to bring the property into compliance.

The property owners' court case was heard on July 28th and resolved that same day. The property is now in compliance with the City ordinances. It is recommended that 2026 Used Car Lot License for Newcomb's Auto Sales be approved.

STAFF RECOMMENDATION

Staff recommend that the 2026 Used Car Lot License for Newcomb's Auto Sales be approved.

MOTION

Move to approve the Used Car Lot License for the 2026 licensing period for Newcomb's Auto Sales, 3123 Lapeer.

I CONCUR:

THOMAS A. TANGHE, CITY MANAGER



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: August 24, 2026

AGENDA ITEM NO 7C

SENIOR SERVICES DEPARTMENT

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Jacqueline Monroy Krieg, Director of Senior Services
Submitted: August 12, 2026
Subject: Motion – Amend the 2026 General Fund Senior Services Department

INTRODUCTION AND HISTORY

The Senior Services Department received two AARP grants; the AARP Flagship Grant and the AARP Community Challenge Microgrant. The AARP Flagship Grant for \$12,010 will provide reflective address signs for the community to increase visibility and improve emergency response times. The AARP Community Challenge Microgrant for \$2,500 is to be used to host three disaster preparedness classes for all at the Community Center.

Due to the awarding of the grants, senior services staff identified that the senior community outreach budget line items were deficient in expenses and the local grant budget line item was over in revenue.

Thus, a budget amendment is needed to stay compliant with the state's Uniform Budgeting and Accounting Act.

STAFF RECOMMENDATION

The senior department recommends budget amendments to increase expenses by \$14,510 in GL# 101-685-887.001-Community Relations, bringing the current budget to \$16,110 to accommodate the grant awards.

Also, an increase of the revenue account GL# 101-685-582.000- Local Grants, by \$14,510, bringing the current budget to \$14,510 to reflect the grant awards.

MOTION

Move to amend the General Fund Senior Services department, increasing appropriations by \$14,510 and increasing revenue by \$14,510.

I CONCUR:

THOMAS A. TANGHE, CITY MANAGER



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: AUGUST 24, 2026

AGENDA ITEM NO 7D

DEPARTMENT OF PUBLIC WORKS

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Stephen Baldante, Public Works Director
Submitted: August 14, 2026
Subject: Motion – To approve budget amendments for the Giddings Road and Taylor Road Intersection Improvements

INTRODUCTION AND HISTORY

Earlier in 2026, the City approved and entered into Contract #26-5239 with the Michigan Department of Transportation (MDOT) for the rehabilitation and improvement of the Giddings Road/Taylor Road intersection. The project consists of the construction of a single-lane roundabout with truck aprons and curb heights designed to accommodate truck traffic through the intersection. Improvements include full pavement reconstruction, concrete curb and gutter throughout the roundabout and splitter islands, and new drainage structures connecting to the existing storm sewer within the intersection.

The MDOT contract is funded in part by Transportation Economic Development Fund (TEDF) Category A grant dollars, applied to eligible project costs up to the lesser of 96% of the approved low bid amount or \$1,600,000. Under a separate 2026 agreement, Lear Corporation has agreed to bear the remaining project costs associated with engineering design and construction engineering services, estimated at \$402,127. Because the project is funded through a direct grant from the State of Michigan, the City is directly responsible for administering the bid and contract.

On July 8, 2026, the City held a competitive bid opening for the intersection improvements and received twelve (12) bids. Pro-Line Asphalt Paving Corporation, of Washington, Michigan, submitted the low bid in the amount of \$1,235,390.00. OHM Advisors, the City's project engineer, reviewed the bid tabulation, interviewed the lowest bidders, and issued a letter of recommendation supporting award to Pro-Line Asphalt Paving Corporation, whose recommended contract amount (excluding the bid's Crew Days allowance) totals \$1,192,390.00.

In addition to the construction contract, OHM Advisors has submitted a scope of services and fee proposal for construction engineering, construction observation, and contract administration for the project. This includes: (1) construction engineering services in the not-to-exceed amount of \$33,500; (2) contract administration services in the not-to-exceed amount of \$31,000; and (3) construction observation billed under the contractor's Crew Days line item in the amount of \$43,000, based on the per-day rate bid by the Contractor. G2 Consulting Group will provide materials testing services for the project in the estimated amount of \$25,000.

Council previously awarded the Giddings/Taylor Road Intersection Improvements contract to Pro-Line Asphalt Paving Corp, but a budget amendment is needed for both revenue and expense lines associated with the project. With bids now received and the scope of construction engineering and contract administration services from OHM Advisors finalized, staff request that Council approve a budget amendment in the amount of \$1,324,890.00, reflecting the total project cost inclusive of the construction contract, construction engineering, contract administration, construction observation (Crew Days), and materials testing services, so that the approved project budget aligns with the actual costs brought forward for award. In addition, a budget amendment reflecting revenue for the project is needed to reflect both the TEDF grant and Lear Corporation funding for the project. As mentioned

previously the city has no financial obligation to the project with expenses being paid through the MDOT TEDF Category A grant funding and Lear corporation.

Item	Amount
Pro-Line Asphalt Paving Corp. – Construction Contract	\$1,192,390.00
OHM Advisors – Construction Engineering	\$33,500.00
OHM Advisors – Contract Administration	\$31,000.00
OHM Advisors – Crew Days (Construction Observation)	\$43,000.00
G2 Consulting Group – Materials Testing Services (est.)	\$25,000.00
TOTAL PROJECT BUDGET AMENDMENT	\$1,324,890.00

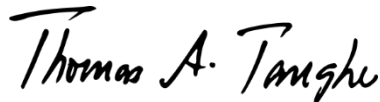
STAFF RECOMMENDATION

Staff recommend that City Council approve a budget amendment increasing the Major Roads Fund account 202-452-973.000-GIDDINGS_RAB in the amount of \$1,324,890.00 for the Giddings Road/Taylor Road intersection improvement project, reflecting the construction contract with Pro-Line Asphalt Paving Corporation, construction engineering and contract administration and observation services from OHM Advisors, and materials testing services from G2 Consulting Group, funded through MDOT/TEDF Category A grant proceeds and the Lear Corporation contribution, with no impact to the City's General Fund. In addition, staff recommend a budget amendment to increase the Major Roads Fund account 202-452-676.001-GIDDINGS_RAB to reflect the revenue portion of the project.

MOTION

Move to amend the 2026 Major Road fund increasing both revenue and appropriations by \$1,324,890 for all costs and expected funding for the Giddings Road/Taylor Road intersection improvements as described in the staff recommendation.

I CONCUR:



THOMAS A. TANGHE, CITY MANAGER



CITY OF AUBURN HILLS

CITY COUNCIL AGENDA

MEETING DATE: JULY 20, 2026

AGENDA ITEM NO 9B

DEPARTMENT OF PUBLIC WORKS

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Stephen Baldante, Public Works Director
Submitted: July 15, 2026
Subject: Motion – To award contracts to Proline for the Giddings/Taylor Road Intersection Improvements and OHM/G2 for construction services and material testing

INTRODUCTION AND HISTORY

Earlier in 2026, the City approved and entered into contract # 26-5239 with the Michigan Department of Transportation (MDOT) for the rehabilitation and improvements to the Giddings/Taylor Road intersection. The details of the improvements include the creation of a single lane roundabout with appropriate truck aprons and curb heights to accommodate trucks traversing the intersection. It is anticipated that the new pavement will consist of 8 to 9 inches of asphalt on top of 8 inches of aggregate base unless determined otherwise by the geotechnical engineer. Concrete curb and gutter will be installed throughout the roundabout and splitter islands within the approaches. In addition, new drainage structures will be installed within the reconfigured curb lines, connecting to the existing storm sewer within the intersection.

The contract between MDOT and the City shall be met in part by contributions from TEDF Category A funds and shall be applied to eligible items of the project cost up to an amount not to exceed the lesser of either 96% of the approved and responsible low bid amount, or \$1,600,000. In a separate agreement from 2026, Lear Corporation has agreed to bear the remaining costs of the project related to engineering design and construction engineering estimated at \$402,127. Because this is a direct grant from the State of Michigan, the bidding and contract administration will be directly managed by the City.

On July 8, 2026, the City of Auburn Hills held a competitive bid at City Hall for the intersection improvements and received 12 bids for the project. The low bidder for the project was Pro-Line Asphalt Paving Corp out of Washington, Michigan with a total bid amount of \$1,235,390. Pro-Line has a long history of successfully managing projects throughout the county including within Auburn Hills. The Department of Public Works along with OHM Advisors conducted interviews on a handful of the lowest bidders and feels comfortable with Pro-Line Asphalt Paving's approach to the project and their ability to adhere to a strict timeline for a substantial completion date of November 13, 2026. Lastly, OHM Advisors will be performing construction engineering and observation as well as contract administration for the project totaling \$64,500 with G2 Consulting Group performing material testing services in the estimated amount of \$25,000.

STAFF RECOMMENDATION

Staff recommend awarding a contract to Pro-Line Asphalt Paving Corporation for the Giddings and Taylor Road Intersection Improvements totaling \$1,192,390 and contracts for construction engineering and contract administration to OHM Advisors in the not-to-exceed amount of \$64,500 and G2 Consulting Group for materials testing services in the estimated amount of \$25,000.

MOTION

Move to award contracts to Pro-Line Asphalt Paving Corporation for the Giddings and Taylor Road intersection improvements totaling \$1,192,39, OHM Advisors for construction services and contract administration totaling \$64,500, and G2 Consulting Group for materials testing estimated at \$25,000 contingent upon approval from the Michigan Department of Transportation bid tab review. There will be no contribution from the City for this project.

I CONCUR:



THOMAS A. TANGHE, CITY MANAGER



July 15, 2026

Stephen Baldante
Director of Public Works
CITY OF AUBURN HILLS
1500 Brown Road
Auburn Hills, MI 48326

RE: Giddings Road and Taylor Road Roundabout Improvements
Letter of Recommendation

Dear Mr. Baldante:

On July 8th, 2026 at 1:00 pm, a total of twelve bids were received for the above referenced project. The four (4) lowest bidders are as follows:

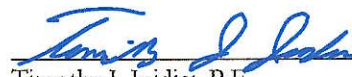
Contractor	Total Bid
Pro-Line Asphalt Paving Corp.	\$1,235,390.00
Springline Excavating LLC	\$1,259,562.85
Federal Paving Inc.	\$1,274,855.85
ML Chartier Excavating Inc.	\$1,296,186.00

The project consists of new roundabout construction at the intersection of Giddings Road and Taylor Road. The roadway construction work includes pavement removal, excavation, underdrain and storm sewer improvements, aggregate base, curb/gutter, asphalt pavement, and landscape restoration.

Pro-Line Asphalt Paving Corp. out of Washinton, Michigan is the low bidder for this project. They have over 32 years of experience in similar construction and have completed many other projects throughout the region, including for the City of Auburn Hills. In addition, a meeting was held with representatives from Pro-Line, City DPW, and OHM to discuss their approach to the project and commitment of resources to meet the critical schedule for completion. Based on our previous experience and their qualifications, **we would recommend award of this contract to Pro-Line Asphalt Paving Corp. in the amount of \$1,192,390.00, per the unit prices listed on the bid.** The amount entered in the bid for Crew Days (\$43,000) are not included in the recommended award amount as these are not part of the payments made to the Contractor, but these amounts are included in the total for determining the lowest bid.

Digital files of this letter and a bid tabulation have been emailed to your office. If you have any questions or require additional information, please feel free to contact this office.

Sincerely,
OHM Advisors


Timothy J. Juidici, P.E.
Principal

BID ITEM: Giddings & Taylor Rds Roundabout
BID OPENING DATE: July 8, 2026
BID OPENING TIME: 1PM
ELECTRONIC BIDS ACCEPTED? Hard Copy Only
ATTENDED BY: Alex, Julie, Steve, Jason, Kris



COMPANY NAME	ADDRESS			TOTAL
Federal Paving	2260 Auburn Rd., AH, MI			\$1,274,849.09
Pro-Line Asphalt	11797 29 Mile Rd., Washington, MI			\$1,235,390.00
Springline Excavating, LLC	32945 Folsom Rd., Farmington Hills, MI			\$1,259,562.85
Asphalt Specialists, Inc.	1780 E. Highwood, Pontiac, MI			\$1,342,001.70
MRM Construction, LLC	Brighton			\$1,306,790.60
Major Contracting Group, Inc.	12222 Greenfield Rd., Detroit, MI			\$1,638,504.04
Great Lakes Contracting Solutions, LLC	2300 Edinburgh Rd., Waterford, MI			\$1,322,810.73
Florence Cement Company	51515 Corridore, Shelby Twp, MI			\$1,299,145.93
OCG Companies, LLC	1605 S. Telegraph Rd., Bloomfield Hills, MI			\$1,379,679.59
ML Chartier Excavating, Inc.	9195 Marine City Hwy., Fair Haven, MI			\$1,296,186.00
Iafrate Construction	26300 Sherwood Ave., Warren, MI			\$1,304,947.49
Diponio Contracting	51251 Simone Industrial Dr., Shelby Twp., MI			\$1,468,480.63

☒ Mailboxes have been checked for bids that may have been mailed in
☒ Were electronic bids allowed. If so, was BidNet checked for received bids
 also send results to:

Application: TEDA 1489.01

Budget Information

Indicate the anticipated costs for this project and the grant amount requested. A detailed engineer's estimate must be uploaded under Documents.

Participating

Phase	Cost	Grant Amount	Local Match
Preliminary Engineering (Design)	\$146,000.00	\$0.00	\$146,000.00
Right-of-Way	\$0.00	\$0.00	\$0.00
Construction	\$1,661,127.00	\$1,600,000.00	\$61,127.00
Construction Engineering	\$195,000.00	\$0.00	\$195,000.00
Other	\$0.00	\$0.00	\$0.00
Total	\$2,002,127.00	\$1,600,000.00	\$402,127.00

Participating Match Details

Source	Type	Amount	Match Percentage
City of Auburn Hills	City/Village	\$402,127.00	20.08%
Total		\$402,127.00	

Non-Participating Details

Description	Amount
Total	

Will federal funds be used on the project? No

Project Summary:

Participating Items	\$2,002,127.00
Non Participating Items	\$0.00
Project Total	\$2,002,127.00

Request Summary:

Grant Funds	\$1,600,000.00	79.92%
Match	\$402,127.00	20.08%
Participating Costs	\$2,002,127.00	



July 15, 2026

Mr. Stephen Baldante
Director of Public Works
City of Auburn Hills
1500 Brown Road
Auburn Hills, Michigan 48326

RE: **Giddings Road & Taylor Road Roundabout**
Scope of Construction Services

Dear Mr. Baldante:

Outlined below is a Scope of Work for construction services to be provided by OHM Advisors for the above referenced project.

PROJECT UNDERSTANDING

It is our understanding that the City of Auburn Hills plans to move forward with the construction phase of the Giddings Road and Taylor Road Roundabout project for which bids were received on July 8, 2026. The proposed project primarily consists of roundabout construction work including excavation, storm sewer improvements, aggregate base work, subgrade repairs as needed, sidewalk pavement, concrete curb and gutter, asphalt pavement, and landscape restoration.

SCOPE OF SERVICE

Construction Engineering / Observation

Under this task the project team will observe the construction efforts on the project and assist with any necessary field changes to successfully complete the work. Specific work efforts include:

- ▶ Provide daily observation of the project when construction work is occurring to verify that materials, installation, and construction methods used are in conformance with the project plans and specifications as well as applicable standards. Full-time observation will be provided for all roadway and utility construction.
- ▶ Produce daily field reports to document construction activities and record quantities of contract pay items.
- ▶ Prepare and provide the Contractor with a list of required submittals and review shop drawings, construction schedules, materials certifications, and other submittals.
- ▶ Address Contractor's construction concerns and resolve conflicts with the executed contract specifications.
- ▶ Arrange and attend regularly scheduled progress meetings during the construction phase. It is anticipated that meetings will be held biweekly during the active construction period.
- ▶ Coordinate with the materials testing consultant on material related items.
- ▶ Coordinate with the property owners and other stakeholders in the construction area regarding access, traffic staging, schedule, and other pertinent items for the duration of the project.
- ▶ Prepare and deliver record (As-Built) plans that include the constructed location of all installed underground utilities. Record plans will be delivered electronically in PDF format.

OHM Advisors®

2365 PONTIAC RD, SUITE 201
AUBURN HILLS, MICHIGAN 48326

T 248.751.3100
F 248.287.4201

OHM-Advisors.com



Contract Administration

Under this task, the project team will complete services necessary to administer the contract. Specific work efforts include:

- ▶ Coordination with the Contractor and City to execute the contract documents.
- ▶ Arrange and attend one (1) pre-construction meeting prior to the start of the project.
- ▶ Provide two (2) signed copies of the contract documents to the City, one (1) to the Clerk's office and one (1) to the DPW.
- ▶ Review Contractor's progress on the project to ensure that the work is in compliance with the proposed schedule.
- ▶ Prepare monthly construction pay estimates and process contract change orders (if required).
- ▶ Review construction claims and coordinate claim resolution with Contractor and City (if required).
- ▶ Request and collect Contractor's declaration, contractor's affidavit, waivers from major suppliers and subcontractors, release of surety, and release from other public agencies for which permits have been obtained under this contract.

Crew Days (Construction Observation)

This project contract includes a line item for Crew Days in Contractor's bid. This item is for construction observation required for the Contractor's operations. OHM will provide daily observation of work under this Crew Day item. Full-time inspection will be provided for all construction operations as indicated in the contract specifications for Crew Days. The Contractor has included the Crew Day amount in their bid based on their anticipated schedule for the project.

SCHEDULE

Based on the Council meeting schedule, we anticipate that the project award will be approved at the July 20th City Council meeting. Construction on the project is anticipated to begin in early August. The project is expected to be substantially completed by November of this year.

COMPENSATION

The construction engineering and contract administration outlined above will be performed on an hourly basis for the not-to-exceed amount of sixty-four thousand five hundred dollars (\$64,500.00). The construction observation as Crew Days will be performed on a per day basis for the amount of forty-three thousand dollars (\$43,000.00), which is based on the amount bid by the Contractor for this item. The City will be invoiced for services on a monthly basis. The estimated budget breakdown is as follows:

	Construction Engineering	Contract Administration	Crew Days (Observation)	Total
Total	\$33,500	\$31,000	\$43,000	\$107,500
Materials Testing Services Estimate (G2)			\$ 25,000	

FURTHER CLARIFICATIONS AND ASSUMPTIONS

The above-listed scope of services was prepared with the following assumptions:

- Materials testing services will be provided by G2 Consulting Group under a separate contract and are not included in this scope of services. The estimated amount for this service is indicated above.
- The City will be responsible for all permit fees.

OHM Advisors®

2365 PONTIAC RD, SUITE 201
AUBURN HILLS, MICHIGAN 48326

T 248.751.3100
F 248.287.4201

OHM-Advisors.com



Should you find this agreement acceptable, please execute both copies and return one copy to us for our files. We look forward to providing professional services on this project. If you have any questions, please contact us.

Sincerely,
OHM ADVISORS

Timothy J. Juidici, P.E.
Principal

cc: Jason Hefner, Manager of Fleet & Roads
Julie Roberts, OHM
James Pontek, OHM
File

**City of Auburn Hills
Giddings Road & Taylor Road Roundabout
Construction Services**

Accepted By:
Printed Name: Stephen Baldark
Title: Public Works Director
Date: 7-28-26

Resolution

Be it resolved that

CONTRACT No. 26-5239, Control Section EDA 63000, Job Numbers 226961CON

With Location Giddings/Taylor

By and between the

MICHIGAN DEPARTMENT OF TRANSPORTATION

and the

CITY OF AUBURN HILLS

is hereby accepted.

The following Officials are authorized to sign the said contract:

Thomas A. Tanghe, City Manager

Stephen Baldante, DPW Director

Moved by:

Supported by:

ADOPTED: AYES:

NAYES:

Absent:

I hereby certify that the foregoing is a true and correct copy of a resolution made and adopted at a regular meeting of the Auburn Hills City Council, on the FIFTEENTH DAY of JUNE 2026.

Signed _____

Laura Pierce, City Clerk, City of Auburn Hills



CITY OF AUBURN HILLS

CITY COUNCIL AGENDA

MEETING DATE: AUGUST 24, 2026

AGENDA ITEM NO 7E

DEPARTMENT OF PUBLIC WORKS

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Jason Hefner, Manager of Fleet & Roads
Submitted: August 12, 2026
Subject: Motion – Purchase of a Weiler P395 Asphalt Paver

INTRODUCTION AND HISTORY

Budgeted in the 2026 Fleet Equipment budget is \$160,000 for an asphalt paver. The addition of this piece of equipment was initially prompted by the replacement of our 2007 Asphalt Zipper asphalt recycler/reclaimer. While there are occasions when a section just four feet wide needs to be repaired, more often a larger area needs repair. With our current set-up, DPW mills out a four-foot-wide section and uses a drag box that mounts to the back of a dump truck to level the asphalt going back. The drag box must ride on skis on either side of the four-foot milled section, which means a wider section must be completed over multiple days. The conveyor in the bed of the dump is used to offload the asphalt from the truck into the drag box with some of the residual asphalt getting trapped under the conveyor. This can cause damage to our trucks as it is impossible to remove. Moving forward, the desire is to be more flexible in how much we can mill at once. In addition, the DPW increased to a larger mill earlier this year to increase efficiencies on larger projects while not creating large inefficiencies on smaller projects. The issue with this upgrade is that our current drag box will not be adequate any longer.

The addition of a paver instead of a new drag box will allow the DPW to pave wider sections in one pass; great for making lane-width repairs or larger repairs to parking lots and will result in more professional and longer lasting repairs. The budgeted amount proposed in June 2025 was for a small and basic paver as it would be the city's first experience with a paver. As DPW researched options and discussed with experts, former operators, and laborers, much was learned about what was needed to easily and quickly get a great product. After having these discussions, the Weiler P395 was proposed as the appropriate machine to work in conjunction with our larger milling machine purchased earlier this year, for asphalt road patches, asphalt pathway repairs and new construction, and would be the machine needed if an in-house paving division were to be created.

The proposed Weiler P395 contains: a larger 96-inch track for movement, 14" rubber track pads to protect the surface being driven over, swing-out operating stations for better visibility, dual LCD displays for controls for better verification of set-up, steering wheel in place of joystick for easier steering, a larger 11-ton hopper, fed by auger and conveyor instead of gravity for a more consistent loading of asphalt, a narrower and wider pave from 7'8" to 15'4" hydraulic adjustment instead of manual adjustment, a thermostat controlled electric heated screed, and a hydraulic crown adjustment of +-3%. Additionally, the 1' Auger Extension Group, 1' Extensions w/Electric Heat Group (Both Sides), DC Blade Light Group (2 Lights) and the Upgrade Warranty to 36 Months/3000 Hrs. Powertrain + Hydraulic + Electric + CAT Engine Warranty options will be added.

The Weiler P395 will be purchased under the MiDEAL contract #MA240000000165 (State of Michigan contract) with Michigan CAT of Shelby Township, MI for the cost of \$335,869.84. The purchase of this vehicle will include a 3-year/ 3,000-hour powertrain, hydraulic, electric, and CAT engine warranty. We have used cooperative bids throughout the years to purchase a variety of items that include vehicles, equipment, and road salt. The cooperative bids that are used most often are the State of Michigan MiDEAL, the Oakland County Cooperative, Sourcewell, and the Rochester Hills Consortium. These cooperative bids are based on larger volumes which result in lower prices, a

high-quality contract, and meet the spirit of the Purchasing Ordinance. In addition, a budget amendment of \$175,869.84 will be needed to 661-594-977.000 to cover the additional cost.

STAFF RECOMMENDATION

Staff recommend approval to purchase an Weiler P395 for \$335,869.84 from Michigan CAT of Shelby Township, MI under the MiDEAL contract #MA240000000165. Staff also recommend amending the 2026 budget by \$175,869.84 to 661-594-977.000. Funding for the purchase will then be available in 2026 via account number 661-594-977.000.

CITY MANAGER'S NOTE: The decision to purchase this larger and more expensive piece of equipment was discussed with me in advance of bringing it to City Council. With the city contemplating the possibility of future in-house local road paving activities, this machine will be a key piece of equipment that would be needed for that endeavor and will already be in place.

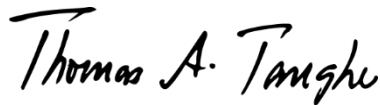
MOTION

Move to approve the purchase an Weiler P395 for \$335,869.84 from Michigan CAT of Shelby Township, MI under the MiDEAL contract. Staff also recommend amending the 2026 budget by \$175,869.84 to 661-594-977.000.

EXHIBIT

Exhibit 1 – Quote & Equipment Information

I CONCUR:

Handwritten signature of Thomas A. Tanghe in black ink.

THOMAS A. TANGHE, CITY MANAGER



August 12 2026

MI Deal Contract Number MA240000000165

CITY OF AUBURN HILLS
1827 N SQUIRREL RD
Auburn Hills, Michigan 48326

Thank you for this opportunity to quote a solution from Michigan CAT for your business needs. We are pleased to submit the following for your purchase consideration.

One (1) New WEILER P395 Asphalt Paver with all standard equipment in addition to the additional specifications listed below:

STOCK NUMBER: SERIAL NUMBER: YEAR: 2026 SMU:

Est. Late Sept 2026 Shipment from Factory with an order placed now.

MACHINE SPECIFICATIONS

WEILER P395 Asphalt Paver
CATERPILLAR 3.6 Tier 4F, 120 HP Engine
Track Group w/ 14" Poly Pads
Adjustable, Oscillating Push Rollers
Paver Pause Function
Dual Pivoting Operator's Stations w/ Two (2) Seats
Spray Down w/ Separate Tank and 4 Spray Hoses
Electrically Heated Screed 7' 8" to 15' 4" Paving Width
Heavy Duty Screed w/ 5 Zone Thermostatically Controlled Electric Heat
Front Mounted Extensions with Heated End Gates
Lower Additional Screed Mounted Control Panel Group
Power Screed Crown & Power Extension Height Adjustment .
Power Extension Slope Control Adjustment
Two (2) Pendant Controls w/ Cords
Direct Drive 12 kW Hydraulically Powered Generator For Screed Heat
Sonic Controlled, Reversible 14" Ni Hard Augers
Highway Class, Sonic Controlled, Reversible Conveyors
Steering Wheel Controls & Suspension Seats
LED Strobe Light Group
LED Work Lights (9)
Remote grease fittings
Replaceable Floor Plates
5 Engine Access Doors
Braided electrical harnesses and sealed connections
Operator & Maintenance Manual
Est Weight 25,000 Lbs.
US, Canada English Language & Decal Group
Second Steering Indicator Group

Added:

1' Auger Extension Group
1' Extensions w/ Electric Heat Group (Both Sides)
DC Blade Light Group (2 lights)

Included:

One (1) Day Start Up Training

F.O.B. City of Auburn Hills, MI

WARRANTY & COVERAGE

Standard Warranty: Weiler Standard Warranty : -12 Month Standard Manufacturer's Warranty 24 Months/2000Hr.
CATERPILLAR Engine Warranty. Travel Time & Truck Usage Charge Not Included in Warranties

Extended Coverage: Upgraded Warranty to 36 Months/3000 Hrs. Powertrain + Hydraulic + Electric + CAT Engine Warranty,
Travel Time Labor & Truck Usage Costs Not Included in Warranties

Sell Price	\$335,869.84
Net Balance Due	\$335,869.84
Ext Warranty	Included
Total Net Purchase Price	\$335,869.84

PAYMENT TERMS**Cash Invoice Terms**

We believe the equipment as quoted will exceed your expectations. On behalf of Michigan CAT, thank you for the opportunity to supply WEILER machinery. This quotation is subject to machine availability. We reserve the right to update this quote due to any manufacturer price increases. If there are any questions, please do not hesitate to contact me.

Sincerely,

Matthew Swain
Machine Sales Representative
Michigan CAT
MatthewSwain@macallister.com
586-855-2854

P395

KEY FEATURES

Feed System

Heavy Duty Chains and Augers
Variable Speed and Reversible
Independent Control of Each Side
Modular Conveyor Drive and Sealed
Chain Case
11-Ton Hopper

Undercarriage

96" Track Length
14" Bolt On, Poly Track Pads
3-Speed / 350 FPM Max Speed

Cat C3.6 Tier 4F/Stage V

120 HP
39 gal Fuel Capacity

Operating Stations

Dual Stations w/
Swing Out Air Ride
Seats
Screed Mounted
Control Panels
Standard

7'8" – 15' 4" Paving Width

4,400 lb Screed
Thermostatic Controlled Heat
Power crown, Slope and Height Standard





BUILT FOR HIGH PRODUCTION.

Engineered and built to exceed the demands of commercial paving, the Weiler P395 incorporates proven designs with new innovations to provide performance, reliability and outstanding mat quality in a wide range of applications.



PROVEN SCREED.

The Weiler designed 4,400 lb (1996 kg) screed delivers outstanding mat quality and a wide paving range. The 7' 8" (2.3 m) front mount screed is hydraulically extendable to 15' 4" (4.67 m).



LARGEST UNDERCARRIAGE.

Best-in-class 96" (2438 mm) track length with 74" (1880 mm) of ground contact and 140 mm track chain pitch provides smooth ride and excellent flotation. Automatic track tensioning ensures performance and maximizes component life.



VISIBILITY AND CONTROL.

The P395 has swing out consoles for optimal visibility while the adjustable, magnetic-resistance intelligent steering system allows for reliable control. The joystick allows for automatic functions.



DURABLE COMPONENTS.

Highway class chains, conveyor and auger bearings provide long-term reliability. Remote grease lines located on the front of the counterweight provide easy daily maintenance.



FAST SERVICE.

Remote grease lines, spray down system with 4-10' (1.2 - 3.0 m) coiled hoses. Hinged engine access doors and Caterpillar dealer service and support keep your machine up and running.

P395 SPECIFICATIONS

WEIGHT	25,000 lb	11 340 kg	SCREED WEIGHT	4,400 lb	1996 kg	ENGINE	Cat® C3.6 Tier 4F/Stage V
LENGTH	15' 2"	4623 mm	MAIN PLATE WIDTH	16.5"	419 mm	PAVING SPEED	150 fpm 45 mpm
WIDTH	102"	2591 mm	EXTENSION PLATE WIDTH	10"	254 mm	TRANSPORT SPEED	350 fpm 106 mpm
HEIGHT	100"	2540 mm	SCREED HEAT	Electric - 4 elements		FUEL CAPACITY	39 gal 148 L
TRUCK CLEARANCE	19"	482 mm	VIBRATION	4 x 2500 vpm max		HYDRAULIC CAPACITY	30 gal 114 L
AUGER DIAMETER	14"	356 mm	AUGER SPEED	150 rpm max		DEF CAPACITY	5 gal 18 L

POWERTRAIN

Cat® C3.6 Tier 4F/Stage V engine with 120 hp (89 kW)
3-Speed hydrostatic drive, 350 fpm (106 mpm) transport speed
Automatic track tensioning
96" (2438 mm) track length with 74" (1880 mm) of ground contact
14" (356 mm) bolt on, polyurethane track pads
7 track rollers per side w/1 carrier roller
140 mm track chain pitch
Hydraulically driven 12 kW generator

OPERATING ENVIRONMENT

Dual, swing-out operating stations
Air ride seats
Push button keypads
Dual LCD display provides conditions and diagnostics
Pause mode enables return to same settings
Steering wheel standard
Screed mounted control panels

MATERIAL DELIVERY

11-ton (10 mt) hopper
Replaceable floor plates
Heavy-duty chains and flight bars
Narrow chain guards
14" (356 mm) Ni-hard augers
Adjustable push roller
Independent, fully proportional and reversing auger and conveyor
Cut-off doors
Hydraulic dumping front apron

SALES AND SERVICE

Sold and serviced through Caterpillar dealers worldwide.

SCREED

7' 8" (2.3 m) to 15' 4" (4.67 m) standard paving width
4 element electric heated screed w/ thermostatic control
3/8" (9.5 mm) thick screed plates
Hydraulic slope
Powered extension height
Sonic feed sensors
Hydraulic crown adjustment (+/-3%)
Folding rear walkways
Adjustable, springloaded end gates
Heated end gates

SERVICE/MAINTENANCE

8-gal (30 L) spray down system with 4 hoses/nozzles
Braided electrical harnesses and sealed connections
12-volt electric system with automotive-type fuses
Remote grease fittings
5 engine access doors
Lockable vandal covers and engine access doors

OPTIONAL EQUIPMENT

Truck hitch
Hydraulically extendable push rollers
DC LED blade lights
Auto grade and slope controls
Cut-off shoes
12" (305 mm), 18" (457 mm), 24" (610 mm) berm attachment
Hydraulic integrated berm

WARRANTY

12 months standard. Extended warranty available.



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: AUGUST 24, 2026

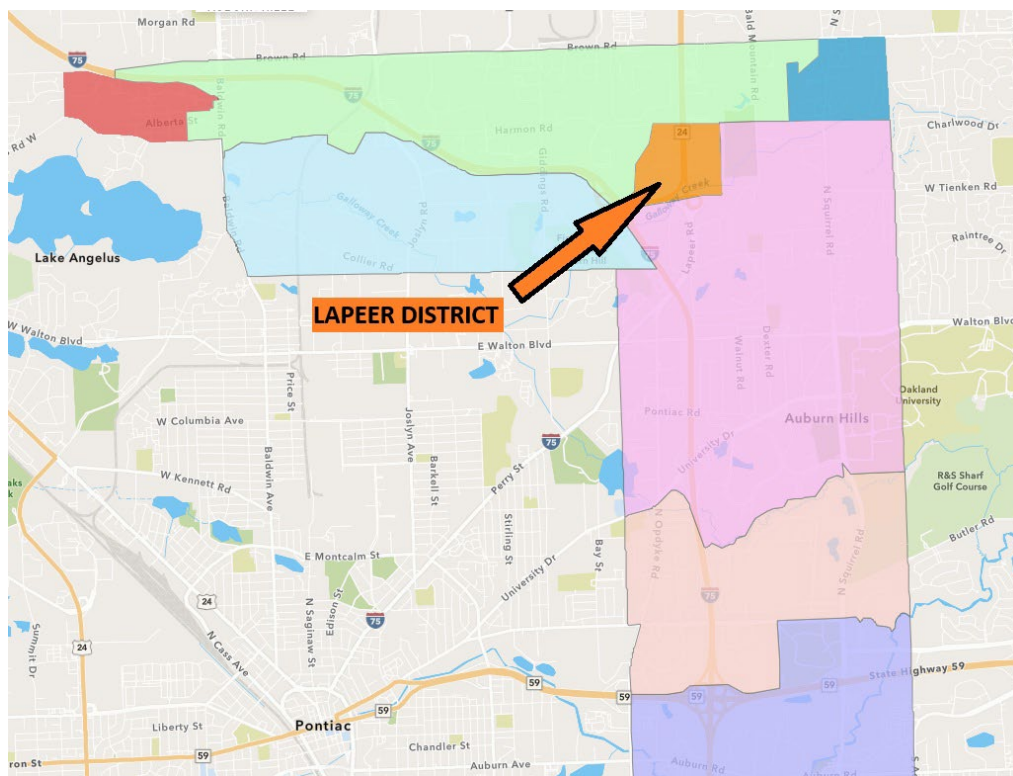
AGENDA ITEM NO 7F

DEPARTMENT OF PUBLIC WORKS

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Jason Deman, Manager of Public Utilities
Submitted: August 19, 2026
Subject: Motion – To Approve the Purchase of a New Singer Pressure Reducing Valve for the Palace PRV

INTRODUCTION AND HISTORY

The City has many Pressure Reducing Valves (PRV) throughout the water system which helps regulate water pressures from getting too high in certain areas. Pressures from Great Lakes Water Authority, system pumps, or changes in hydraulic grade can cause these high pressures. The Palace PRV is located along Harmon near the former Palace site and feeds that site and many buildings in that area (Lapeer District). This area is a low spot that causes high pressure buildup if the PRV was not present. The Lapeer District is shown below in orange-



The current Ross valve at this location was installed in 2005 and has been in service and maintained ever since. Regular maintenance and re-building of the valve help prolong their life, but a recent rebuilding did not fix an operational issue with the valve, and is causing intermittent issues in the area. Normally valves like these are in service for 30-40 years, but this one will need to be replaced a little early.

The City made the decision in 2013 to begin utilizing Singer Valves in all our future and replacement PRV situations. All the new Singer valves that have been installed and put into service since 2013 have been operating to our expectations. For the sake of operational use and knowledge, we would prefer use of Singer Valves solely in our

system moving forward. Purchasing Singer valves in this area is done through a sole source vendor, Kennedy Industries. A single source letter has been provided as Attachment 2. We have a very good relationship with Kennedy, purchasing PRV valves, water pumps, sewage pumps, storm pumps, and even utilizing them for emergency maintenance calls when we are unable to handle the repairs.

The quote for the replacement 10" Singer PRV is \$23,384 and can be viewed as Attachment 1. There are adequate funds in GL 592.536.933.000 for this purchase. This PRV will be installed in-house with the water and sewer department personnel, thus saving money on installation costs from a contractor to do the work.

STAFF RECOMMENDATION

Considering the current valve is not operating correctly, Staff recommend replacement with the new Singer valve from Kennedy Industries. The cost of the valve will be paid out of the Water maintenance budget.

MOTION

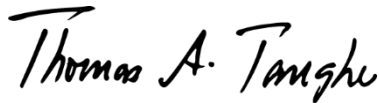
Move to approve the purchase of a new Singer Pressure Reducing Valve for the Palace PRV in the amount of \$23,384.

ATTACHMENTS

Attachment 1- Singer quote from Kennedy

Attachment 2- Kennedy-Singer Sole Source Letter

I CONCUR:



THOMAS A. TANGHE, CITY MANAGER

QUOTATION		
DATE	NUMBER	PAGE
8/17/2026	0072346	1 of 1

B AUB100
I CITY OF AUBURN HILLS
L 1500 BROWN ROAD
T AUBURN HILLS, MI 48326
O US

Accepted By: _____

Date: _____

PO#: _____

Ship To: _____

ATTENTION:
JASON DEMAN 248-408-9952 jdeman@auburnhills.org

WE ARE PLEASED TO PROPOSE THE FOLLOWING FOR YOUR CONSIDERATION:

CUSTOMER REF/PO#	JOB TITLE	SLP	SHIPPING TYPE
VALVE	CITY OF AUBURN HILLS, AUBURN HILLS PALACE, PRESSURE REDUCING VALVE, WATER	SAH/BJA	
QTY	DESCRIPTION		

(1) 10" PRESSURE REDUCING VALVE, S106-PR 150F, 150# FLANGE CONNECTIONS, DUCTILE IRON GLOVE VALVE, MODEL 160-PR-SST W/20-200 PSI SPRING. COMPLETE WITH SST PILOT, RIGID SST TUBING/FITTING, INLET/OUTLET PRESSURE GUAGE WITH COCK-SST, X107-SST VISUAL POSTION INDICATOR.

(1) START-UP ASSISTANCE.

NET PRICE INCLUDING FREIGHT, BUT NO TAXES:--- \$23,384.00

NOTES:

- 1) SINGER VALVE QUOTED DOES NOT MEET AIS, BUY AMERICA OR BABA REQUIRMENTS.
- 2) LEAD TIME 8-12 WEEKS AFTER RELEASE TO PRODUCTION.
- 3) THIS PRICE INCLUDES ALL APPLICABLE TARIFFS AS OF 8/17/2026. DUE TO THE CURRENT VOLATILITY IN TARIFFS, KENNEDY RESERVES THE RIGHT TO ADJUST THE PRICE FOR ANY INCREASED TAX, DUTY, OR TARIFF IMPOSED FROM THIS DATE THROUGH PROJECT COMPLETION.

WE DO NOT INCLUDE:

INSTALLATION, OFF-LOADING, SITE WORK, CONCRETE, ANCHOR BOLTS, PIPING, CONDUIT, WIRING, MAIN DISCONNECT, MTS, ATS, GENERATOR, GENERATOR RECEPTACLE, SCADA EQUIPMENT, SCADA INTEGRATION, PADLOCKS, KEYS, WITNESS/CERTIFIED TESTING, SPARE PARTS OR ANYTHING NOT LISTED ABOVE.

WE APPRECIATE THIS OPPORTUNITY TO QUOTE AND LOOK FORWARD TO BEING OF FUTURE SERVICE.

SINCERELY,
SPENCER HASBROUCK / BEN ADAMS

This Quotation is subject to and incorporates by reference (i) the Master Terms and Conditions of Sale available at www.kennedyind.com/Master-TCs, and (ii) the Supplemental Seller T&Cs available at www.kennedyind.com/Supplemental-Seller-TCs.

QUOTE VALID FOR 30 DAYS. QUOTE DOES NOT INCLUDE ANY TARIFFS OR ESCALATION UNLESS NOTED ABOVE. CREDIT CARD PAYMENTS ARE SUBJECT TO AN ADDITIONAL 3% CHARGE. NO TAXES OF ANY KIND ARE INCLUDED IN THIS PROPOSAL. PAYMENT TERMS: NET 30, SUBJECT TO CREDIT APPROVAL.



Singer Valve, LLC
1200 Abernathy Road, Suite 1200
Atlanta, GA 30328

phone: 770.206.4200
singervalue.com

April 29, 2022

RE: Sole Representative for Singer® Products

To Whom it may concern.

This letter shall confirm that Singer Valve, LLC (“Singer”) is the sole manufacturer of Singer control valves, parts, kits, and accessories (“Products”).

Kennedy Industries is the sole representative of Singer Products for the water/wastewater market in the State of Michigan. No other company is authorized, contractually, or otherwise, to represent Singer Products in these States.

If you have any questions or concerns, please contact Austin Lange Area Manager, Mueller Water Products at **515.443.5250**.

Best Regards,

Joe Passalacqua.
Sr Manager Business Development and Support, Water Management Solutions



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: AUGUST 24, 2026

AGENDA ITEM NO 9A

COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Steven J. Cohen, AICP, Director of Community Development
Submitted: August 18, 2026
Subject: Public Hearing / Motion – Adopt an Ordinance to amend Chapter 54. Solid Waste; to repeal Article II. Garbage and Refuse, of the Auburn Hills City Code and replace it with a new Article II. Solid Waste, Recyclable Materials, and Designated Waste Hauler Collection Regulation on Second Reading

INTRODUCTION AND HISTORY

The proposed amendment, prepared by The Kelly Firm, comprehensively updates Chapter 54, Article II of the Auburn Hills City Code to reflect the City's transition from manual waste collection to an automated, cart-based system under the City's anticipated next contract with WM. Because the existing ordinance was written for manual collection, it has been completely reorganized and updated.

Article II. Garbage and Refuse will be repealed and replaced by a new Article II. Solid Waste, Recyclable Materials, and Designated Waste Hauler Collection Regulation. Under the proposed waste collection contract with WM, residential collection will transition from Priority Waste's manual system, in which crews lift garbage cans and bags, to WM's automated side-loader trucks.

WM's trucks use a mechanical arm to lift, empty, and return standardized roll carts without requiring the driver to leave the vehicle. As a result, the existing ordinance, which permits sealed garbage cans of any size, plastic bags, and disposable cartons, will no longer be compatible with the City's new collection system. The updated ordinance establishes regulations that support automated collection and ensure consistent, safe, and efficient service.



WM's automated collection

The proposed ordinance establishes customer requirements and operational standards for the new collection system. Each single-family residence will receive one 96-gallon garbage cart and one 64-gallon recycling cart, both provided by WM. Residents must use only WM-supplied carts and no other containers, as required by the contract.

Existing requirements governing the timing of curbside placement and removal of carts, participation in the City's designated waste hauler program, and the collection of residential solid waste, recyclables, compostables, and yard waste are retained, with updated standards.

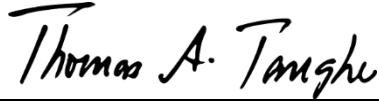
STAFF RECOMMENDATION

Staff recommend the adoption of the proposed ordinance.

MOTION

Move to adopt an Ordinance amending Chapter 54. Solid Waste; repealing Article II, Garbage and Refuse, of the Auburn Hills City Code; and replacing it with a new Article II. Solid Waste, Recyclable Materials, and Designated Waste Hauler Collection Regulation, on Second Reading. It shall be known as Ordinance No. 26-952.

I CONCUR:

A handwritten signature in black ink that reads "Thomas A. Tanghe". The signature is written in a cursive style with a horizontal line underneath it.

THOMAS A. TANGHE, CITY MANAGER

CITY OF AUBURN HILLS

ORDINANCE NO. 26-952

AN ORDINANCE TO AMEND CHAPTER 54. SOLID WASTE TO REPEAL ARTICLE II. GARBAGE AND REFUSE OF THE AUBURN HILLS CITY CODE AND REPLACE IT WITH A NEW ARTICLE II. SOLID WASTE, RECYCLABLE MATERIALS, AND DESIGNATED WASTE HAULER COLLECTION REGULATION

THE CITY OF AUBURN HILLS ORDAINS:

SECTION 1. Title.

This Ordinance shall be known and cited as the City of Auburn Hills "**Solid Waste, Recyclable Materials, and Designated Waste Hauler Collection Regulation Ordinance**", and it shall be sufficient in any action for enforcement of the provisions hereof to define the same by such short title or by reference to the number hereof.

SECTION 2. Purpose.

The purpose of this Ordinance shall be:

- (a) To further secure and protect the general welfare and safety of the citizens and others within the City of Auburn Hills;
- (b) To promote recycling and composting as desirable alternatives to the disposal of solid wastes in landfills or by incineration;
- (c) To regulate the business of solid waste collection within the City of Auburn Hills;
- (d) To enact rules and regulations for the conduct of such business;
- (e) To establish a Designated Waste Hauler for specified generation sites;
- (f) To establish and allow for a Designated Waste Hauler Contract that provides for the terms and conditions for the collection of solid waste and recyclables by the Designated Waste Hauler.
- (g) To provide for licenses and fees; and
- (h) To establish penalties for the violation of the provisions.

This Ordinance shall not apply to or regulate disposal areas as set forth in Article III.

SECTION 3. Definitions.

Collection Vehicle - any vehicle specifically designed for and used for the collection of solid waste or recyclable materials.

Commercial - any business establishment or office, regardless of zoning district, which provides for the sale of goods and/or services to customers.

Compostables - means yard clippings and residential compostables. Residential compostables means organic fruit and vegetable material which is produced incidental to the preparation of food for human consumption in residential structures.

Designated Waste Hauler - means any person or entity awarded a contract as the City's Designated Waste Hauler to engage in the business of collecting solid waste, recyclable materials, compostables and yard clippings from specific generation sites within the City for hauling, transporting or disposing of such materials.

Designated Waste Hauler Contract - an Agreement between the City and a Waste Hauler that has been approved by the City Council, signed by both parties and covering the applicable dates.

Disposal Areas - means a refuse transfer facility, incinerator, sanitary landfill, refuse processing plant, material recovery facility or any other refuse handling or disposal facility utilized in the disposal of refuse.

Garbage - rejected food wastes including waste accumulation of animal, fruit, or vegetable matter used or intended for food or that attends the preparation, use, cooking, dealing in, or storing of meat, fowl, fruit, or vegetable.

Industrial - any business establishment, regardless of zoning district, which provides for the production or manufacture of goods or raw material or component parts.

Litter - means all rubbish, refuse, waste material, garbage, offal, paper, glass, cans, bottles, trash, debris or other foreign substances of every kind and description.

Multiple-Family - any residential development which provides for more than one family on a single parcel of land.

Multi-Family Generation Site - as set forth in the Designated Waste Hauler Contract, certain multi-family generation sites, including certain duplex, triplex, fourplex, and townhouse or condominium residential units will be covered by Designated Waste Hauler curbside collection system. Such multi-family generation sites will be defined or set forth in the Designated Waste Hauler Contract.

Recyclables - selected items that are authorized to be picked up to be recycled. Recyclable materials means source-separated materials, site-separated materials, high grade paper, glass, metal, plastic, aluminum, newspaper, corrugated paper, yard clippings and other material deemed to be recyclable materials by duly adopted resolution of the City Council. These shall include, but need not be limited to, clear glass containers, metal food cans and lids, aluminum, newspaper, flat and corrugated cardboard (up to 3' x 3', bundled), plastic containers with recycling codes.

Rubbish - means nonputrescible solid waste, excluding ashes, consisting of both combustible and non-combustible waste including paper, cardboard, metal containers, yard clippings, wood, glass bedding, crockery, demolished building materials, or litter of any kind that may be a detriment to the public health and safety.

Single - Family Generation Site - any single-family dwelling unit that is not attached to any other dwelling unit by any means.

Solid Waste - garbage, rubbish, ashes, incinerator ash, incinerator residue, street cleanings, municipal and industrial sludges, and solid commercial and solid industrial waste, animal waste; but does not include human body waste, liquid or other waste regulated by Michigan statute, ferrous or nonferrous scrap directed to a scrap metal processor or to a reuser of ferrous or non-ferrous products.

Yard Clippings - means leaves, grass clippings, vegetables or other garden debris, shrubbery, brush or tree trimmings less than four feet in length and two inches in diameter, that can be converted to compost humus. This term does not include stumps, agricultural wastes, animal waste, roots, sewage, sludge or garbage.

SECTION 4. License Required and Applicable Fees of all Non-Designated Waste Haulers.

Section 4 does not apply to the Designated Waste Hauler. The license, application, renewal and transfer of the Designated Waste Hauler will be addressed and enforced through the Designated Waste Hauler contract with the City. Section 4 applies to solid waste and recyclable collection businesses within the City, other than the City's Designated Waste Hauler; primarily serving multiple family units, industrial and commercial units.

- (a) A person, firm, or corporation shall not engage in or carry on the business of solid waste collection within the City of Auburn Hills without first having obtained the necessary licenses from the City Council as hereinafter provided.
- (b) A license fee in the amount of One Hundred Dollars (\$100) for each collection vehicle to be used by the licensee in connection with said business within the City of Auburn Hills shall be paid to the City Treasurer at the time application is made for an original license. The fee for renewal of a license previously issued shall be Fifty Dollars (\$50) if paid before March 15. The fee to renew a license after March 15 but before expiration of the present license shall be Seventy-Five Dollars (\$75). After March 31, license fees for such vehicle shall be the same as if the vehicle was previously unlicensed.
- (c) Fifty percent (50%) of such fee shall be refunded should the original license or the renewal license not be granted, unless the reason for not granting a license is due to the vehicle failing inspection.
- (d) Such fee shall not be refunded should the original license or renewal license be revoked.

SECTION 5. Application Process.

Section 5 does not apply to the Designated Waste Hauler. The license, application, renewal and transfer of the Designated Waste Hauler will be addressed and enforced through the Designated Waste Hauler contract with the City. Section 5 applies to solid waste and recyclable collection businesses within the City, other than the City's Designated Waste Hauler; primarily serving multiple family units, industrial and commercial units.

- (a) Applications for licenses to engage in the business of solid waste collection, other than the designated waste hauler, within the City of Auburn Hills shall be made to the City Clerk, and shall contain
 - (1) The full name, address, and telephone number of the applicant;
 - (2) An indication of whether the applicant is a person, partnership, or corporation;
 - (3) A complete description of every collection vehicle and other equipment to be used in the conduct of the solid waste collection business. The description shall include at a minimum:
 - a. The vehicle identification number provided by the vehicle manufacturer.
 - b. The current Michigan license plate number. (This information shall be kept current by the applicant.)
 - c. Proof of insurance as required by Michigan Law.
 - d. A certificate of liability insurance in the minimum amount as shall be established from time to time by the City Council.
 - (4) Such other information as may be required by the City Clerk to reasonably apprise the City Council of the character of the applicant and of the nature of the business to be carried on.
- (b) Applications for initial licenses shall be referred to Auburn Hills Police Department for investigation and recommendation. This investigation and recommendation shall be completed within one (1) month of receipt of the information. The vehicle(s) shall meet the requirements of Section 9 (A).
- (c) The application shall then be presented to the City Council at its next regularly scheduled meeting. The applicant shall have the right to appear before the Council and to furnish such additional information as may be required to enable the Council to determine whether or not the license should be granted.
- (d) The City Council may continue consideration of the application from meeting to meeting for the purpose of securing additional information or to afford any citizen of the City an opportunity to be heard in connection with the issuance of a license. Such continuation shall not be used to unreasonably deny the applicant the right to do business in the City of Auburn Hills.
- (e) The City Council shall have the authority to refuse to grant any application for any just cause, or when, in its judgment, the public health, safety, and welfare of the inhabitants of the City so require. In any action to refuse to grant a license, the Council shall set forth the specific reason or reasons.
- (f) Licenses that are issued shall be in such form as shall be prescribed by the Council. Each and every license shall expire on the thirty-first (31st) day of March following the issuance of the original license or the renewal license.
- (g) The City, through the Clerk's Office, shall notify the licensee in writing by April 1 on an annual basis of the disposition of the license to do business and shall furnish stickers for each approved vehicle.
- (h) The permit stickers shall be displayed in the lower right corner (passenger side) of the windshield upon the licensed collection vehicle or other equipment.

SECTION 6. Renewal of License.

Section 6 does not apply to the Designated Waste Hauler. The license, application, renewal and transfer of the Designated Waste Hauler will be addressed and enforced through the Designated Waste Hauler contract with the City. Section 6 applies to solid waste and recyclable collection businesses within the City, other than the City's Designated Waste Hauler; primarily serving multiple family units, industrial and commercial units.

A license shall be renewed by the City Clerk on an annual basis, subject to the following requirements:

- (a) The licensee shall pay to the City Treasurer the required fees on or before the fifteenth (15th) day of March each year it seeks a license renewal.
- (b) The licensee shall file with the City Clerk the required list of vehicles, vehicle identification numbers, license plate numbers, proof of liability insurance, and the vehicle certificates of insurance on or before the fifteenth (15th) day of March each year it seeks a license renewal.
- (c) All vehicles shall meet the requirements of Section 9 (A). During the year, trash-hauling vehicles shall be subject at any time to random inspection by the Auburn Hills Police Department during the course of doing business in the City of Auburn Hills.
- (d) A quarterly report of random inspections and violations may be provided by the OCSD to the City Council.
- (e) A vehicle which fails an inspection because of safety violations shall not be used for trash collection in the City of Auburn Hills until noted deficiencies are corrected and repairs are made and certified as completed by a licensed mechanic.
- (f) If the licensee fails to pay the required fees, and provide the necessary information, by the thirty-first (31st) day of March each year that it seeks a license renewal, any request for a license thereafter shall be considered a new license, requiring a new application and hearing before the City Council.

SECTION 7. Temporary Transfer of License.

Section 7 does not apply to the Designated Waste Hauler. The license, application, renewal and transfer of the Designated Waste Hauler will be addressed and enforced through the Designated Waste Hauler contract with the City. Section 7 applies to solid waste and recyclable collection businesses within the City, other than the City's Designated Waste Hauler; primarily serving multiple family units, industrial and commercial units.

- (a) Licenses issued by the City of Auburn Hills may be temporarily transferred to another collection vehicle in an emergency situation, provided:
 - (1) The originally licensed collection vehicle cannot practically be used for solid waste collection because of a mechanical failure or some other malfunction of the equipment.
 - (2) The licensee shall apply to the City Clerk for a temporary transfer of said license stating the reason(s) for the transfer and the length of time required for the transfer.

- (3) The vehicle to which the license is to be transferred shall be inspected by the Auburn Hills Police Department and shall meet all the requirements of Section 9 (A).
- (b) The City Clerk may temporarily transfer the license, upon the licensee meeting the stated requirements.
- (c) The temporary transfer shall be in the form of a certified letter indicating the name, address, and telephone number of the licensee; the Michigan license plate number of the vehicle to which the temporary transfer is applicable; and the termination date of the temporary transfer.
- (d) This temporary license transfer letter is to be carried in the vehicle at all times and shall be presented when requested by any authorized person.
- (e) A temporary transfer shall last no longer than three (3) weeks.

SECTION 8. Revocation of License.

Section 8 does not apply to the Designated Waste Hauler. The license, application, renewal and transfer of the Designated Waste Hauler will be addressed and enforced through the Designated Waste Hauler contract with the City. Section 8 applies to solid waste and recyclable collection businesses within the City, other than the City's Designated Waste Hauler; primarily serving multiple family units, industrial and commercial units. The revocation of the Designated Waste Hauler license will be addressed in the Designated Waste Hauler Contract.

- (a) Any license issued hereunder may be revoked by the City Council for any of the following reasons:
 - (1) Any false statement made in the application.
 - (2) Failure to comply with the provisions of this Ordinance.
 - (3) Failure to comply with the terms and conditions of the license.
 - (4) Failure to comply with the laws of the State of Michigan.
 - (5) Other just and substantiated cause.
- (b) Before any license shall be revoked, written notice shall be given to the licensee by certified mail by the City Clerk. The notice shall state the time, date, and place the licensee is to appear for a hearing before the City Council.
- (c) The licensee may make whatever presentation he wishes and may produce witnesses in his behalf.
- (d) Following the hearing, the City Council shall make a finding of fact and shall render its decision.
- (e) If the decision is to revoke the license, the City Council shall establish the date of revocation and cause a copy of its order to be served upon the licensee either in person or by certified mail.
- (f) Upon service of the Council's order with the revocation of license date indicated, the licensee shall have no further right to engage in the waste collection business in the City of Auburn Hills.
- (g) If the City Council, for whatever reason, decides not to renew or deny the license of any waste collection licensee, then the Council shall so notify the licensee by certified mail. The licensee shall be entitled to a hearing before the Council as outlined in this Section, if he requests it in writing to the City Clerk within ten (10) days of the notice of revocation.

SECTION 9. Collection Licensee Requirements, Including Designated Waste Hauler.

- (a) Vehicles.
 - (1) Any collection vehicle used for the transportation of solid waste or recyclable materials within the City shall be water-tight, and equipped with covers over that portion of the vehicle that is used for the transportation of solid waste or recyclable materials.
 - a. Inspection of Collection Vehicles. A Waste Hauler shall, upon request, permit the inspection of collection vehicles by the City or its designee, as those items relate to safe and proper equipment, including, but not limited to, lights, brakes, tires and exhaust for compliance with existing state law and local ordinance.
 - (2) Any such vehicle shall also be in good working order so as not to constitute a nuisance or a hazard to other traffic on the roads within the City. The items to be in good working order include, but are not limited to, the tires, lights, horn, brakes, exhaust system, and steering system.
 - (3) Any licensed vehicle, in addition to displaying the City sticker or plate, shall also display in a conspicuous place the licensee's name, address, and telephone number, so that the vehicle can be readily identified.
- (b) Fee Schedule.
 - (1) Each licensee shall file with the City a complete schedule of fees and charges to be made to customers for service. The Designated Waste Hauler shall satisfy this requirement by way of an approved contract with the City.
 - (2) A licensee shall not depart from its filed or contracted for fees and charges in the operation of its business within the City.
 - (3) Except as set forth in the designated Waste Hauler Contract, any change in the fees or charges shall be filed with the City Clerk and mailed or hand delivered to each customer at least thirty (30) days before the changed fees are to become effective.
- (c) Pick-Up Schedules and Areas, unless Specified in the Designated Waste Hauler Contract.
 - (1) Each licensee shall file with the City Clerk a complete schedule of the days and the areas that pickup from customers are to be made.
 - (2) A licensee shall not depart from its filed schedule of days and areas for conducting a solid waste and recyclable materials collection business within the City unless thirty (30) days written notice has been filed with the City Clerk and mailed or hand delivered to each customer.
 - (3) Exceptions to the above requirements will be allowed only in case of an emergency situation. Such a situation shall be that which constitutes a potential health hazard because conditions not directly within the control of the licensee, such as, but not limited to, weather conditions, acts of God, and vehicle breakdowns which could not have been prevented. Such exceptions shall be decided by the City Clerk.
- (d) Pick-Up Prohibitions.

A licensee shall not drive or cause to be driven any of his vehicles over or through any street in the City of Auburn Hills at any time on any Sunday or on New Year's Day, Memorial Day, the Fourth of July, Labor Day, Thanksgiving Day, or Christmas Day, unless otherwise authorized by the City or provided for in the Designated Waste Hauler Contract.

- (1) Domestic solid waste, recyclable materials and yard clippings shall be collected within the City from the curbside of residential sites of generation only between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday.
 - (2) Commercial and industrial solid waste, recyclable materials, compostables, and yard clippings shall be collected within the City from commercial and industrial sites of generation only between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday.
- (e) Non-Discrimination.
Service shall be offered by the licensee to any and all customers, without discrimination, who request such service and are willing to pay the established fees and charges.

Section 10 – Curbside / Roadside Recycling, Including Designated Waste Hauler.

- (a) Every person, firm or corporation engaged in the business of solid waste collection within the City of Auburn Hills shall provide curbside/roadside recycling to each single-family and multiple-family residence from which they also collect solid waste, at no additional cost. Unless as otherwise stated in the Designated Waste Hauler Contract, the following applies:
- (1) Recyclables shall be picked up weekly, and on the same day of the week as the solid waste collection of that week.
 - (2) The solid waste hauler shall provide appropriate containers for recyclables to its own customers.
 - a. Single-family and applicable multi-family residences, including mobile homes, shall each be provided with suitable containers for small recyclables. Large or bulky recyclables will be placed near the recycling container for pick-up.
 - b. Large multiple-family residences shall be provided with separate receptacles for solid waste and recyclable materials so long as said residences are compliant with the screening requirements established in Section 1825 of the Auburn Hills Zoning Ordinance and Section 11(B) below.
 - (3) Recyclables separated by residents shall not be disposed of into trash hauling vehicles by trash hauling personnel. A separate vehicle shall be used to collect recyclables.
- (b) The progress of the City's recycling effort shall be monitored by the City of Auburn Hills. The City of Auburn Hills may require periodic reports of the trash haulers to assist in their efforts to promote recycling in the City.

Section 11 – Customer Requirements.

- (A) Single-Family Customers.
- (1) Each customer of a licensed solid waste, recyclable materials, compostables and yard clippings collector within the City of Auburn Hills shall comply with the following requirements:

- (a) Containers. Containers for garbage, rubbish, and refuse (outside residential and nonresidential properties), including covering of containers, shall comply with the terms of the Designated Waste Hauler Contract
 - (b) Accumulation. Garbage shall not be allowed to accumulate more than ten days.
- (2) Standing for collection. Refuse, including garbage, may be placed at the place for collection, the evening before the collection, in containers compliant with the Designated Waste Hauler Contract, but shall not be left standing in such location for more than 24 hours from the scheduled pick up.
- (3) After pick-up, all empty containers shall be removed from the street promptly, but not later than 8:00 p.m., on the day of collection.
- (4) All single-family generation sites are required to have their solid waste, recyclable materials, compostables and yard clippings picked-up by the Designated Waste Hauler under the terms, conditions and costs set forth in the Designated Waste Hauler Contract.
- (B) Multiple-Family, Commercial, Industrial.
 - (1) Multiple Family, commercial and industrial properties must comply with the specifications set forth in the Auburn Hills Zoning Ordinance, as may be amended from time to time.

SECTION 12. DESIGNATED WASTE HAULER COLLECTION PROGRAM.

- (a) Collection and disposal of solid waste and recyclable materials by the City's Designated Waste Hauler. Commencing on the date set forth in the Designated Waste Hauler contract, collection and disposal of solid waste, yard clippings, compostables and recyclable materials from single-family generation sites shall be in accordance with the Designated Waste Hauler Contract and the following provisions:
 - (1) No person shall dispose of any solid waste or recyclable materials (excluding yard clippings removed by landscapers) generated from single-family generation sites within the City other than by means of the Designated Waste Hauler contracted by the City for such purpose.
 - (2) As further directed in the Designated Waste Hauler Contract, the Designated Waste Hauler shall deliver solid waste to a facility authorized under Act 451, as amended, recyclables to a recycling facility and all other collection as directed in the Designated Waste Hauler Contract.
 - (3) No person except the Designated Waste Hauler shall engage in the business of collection, transporting, delivery or disposal of solid waste or recyclable materials generated by single-family generation sites within the City.
 - (4) The Designated Waste Hauler shall comply with Act 451 and all applicable federal, state and county laws, local ordinances, and rules and regulations in the collection, transportation and delivery of solid waste and recyclable materials.
 - (5) No person shall knowingly place hazardous waste at curbside or other designated locations for collection, and the Designated Waste Hauler shall not knowingly collect or deliver hazardous waste to a processing or disposal site.
 - (6) The provisions of Section 12 shall not prohibit the placement of solid waste, yard clippings or recyclable materials for collection by a person or company other than

the Designated Waste Hauler if such person or company is operating under an active license of the City and is providing collection services pursuant to a collection contract existing prior to the enactment of the Designated Waste Hauler contract, between such person and the owner and occupant of a single-family generation site. Section 12 shall apply to such person or company upon expiration of the contract or license, whichever comes first.

- (b) Rates, charges, and payments for Designated Waste Hauler Collection program: The Designated Waste Hauler shall charge fees for collection and disposal of waste and shall bill for such services in accordance with the following; unless provided otherwise in the Designated Waste Hauler Contract.

- (1) The Designated Waste Hauler shall charge fees for collection and disposal of waste placed for collection as set forth in the contract between the Designated Waste Hauler and the City.
- (2) Unless specified otherwise in the Designated Waste Hauler Contract, the Designated Waste Hauler shall send a quarterly invoice, in advance, to each single-family generation site for which services are provided in the City. Such invoice shall represent charges for services to be rendered in the following quarter.
- (3) Unless otherwise specified in the Designated Waste Hauler Contract, the invoice shall be delivered by regular mail at least two weeks prior to the beginning of the quarter for which charges are imposed.
- (4) If the invoice is not paid within 90 days after the due date, it shall be considered delinquent and a penalty set by the City Council or as otherwise specified in the designated Waste Hauler Contract shall be added to the amount due.
 - a. If provided in the Designated Waste Hauler Contract, the charges for collection and disposal fees relating to services to single-family generation sites by the Designated Waste Hauler shall constitute a lien on the single-family generation site for which the services have been provided. Any charges and penalties delinquent for three months or more shall be certified annually by the City official in charge of collection to the tax assessing officer of the City to be entered upon the next tax roll against the single-family generation site for which the services have been rendered, and the charges and penalties shall be collected as part of the general City taxes against such single-family generation site and shall accrue further interest and penalties and shall be collected in the same manner as provided for delinquent real property taxes in the City. If not provided for in the Designated Waste Hauler Contract, the Designated Waste Hauler shall be responsible to collect all fees and the City will have no obligation to collect any fee or delinquent payment by tax lien or otherwise.

- (c) If any term, provision or condition is not covered by this Ordinance, the Designated Waste Hauler Contract shall control and the City retains the right to amend, modify or change any term or condition provided in the Contract upon renewal, agreement of the parties or selection of a new Designated Waste Hauler.

SECTION 13. Penalties.

- (a) Penalty. Any person, business engaging in solid waste collection for multiple family units or commercial units, or a Designated Waste Hauler, who violates any provision of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be subject to a fine of at least Twenty-Five Dollars (\$25) and not more than Five Hundred Dollars (\$500) and the costs of prosecution. A separate offense shall be deemed committed for each violation and for each day a violation continues.
- (b) Violations Declared Nuisance. Any storage or disposal of garbage, rubbish, solid waste and/or recyclables in violation of the provisions of this ordinance is hereby declared to be a nuisance per se. (Ord. No. 796, § 1, 2-5-07; Ord. No. 11-838, § 1, 9-12-11; Ord. No. 11-839, § 7, 12-20-11)
 - (1) A person who owns, manages, leases, rents, or occupies a premises shall not create, maintain, operate, or permit to be created, maintained, or operated any nuisance as defined in this article. All persons who own, manage, lease, rent or occupy any premises shall be equally responsible for keeping the premises in a clean and habitable condition and shall take all necessary precautions to prevent any nuisance, as defined in this article, from existing on the premises. Each day a violation occurs or continues is deemed a separate offense. (Ord. No. 796, § 1, 2-5-07)
 - (2) Notice to Abate. Upon observing a violation of the provisions of this article, an enforcement officer may issue a notice to abate to the occupant and property owner as shown on the records maintained by Oakland County. The notice to abate shall be served on the occupant and the property owner by first class mail and posted in a conspicuous location, where possible, upon the property at issue. Failure to receive such notice is not a defense to any action by the city to abate the violation, collect abatement costs, collect administrative costs, or impose penalties authorized by this Code.
 - (3) The notice to abate shall inform the owner and occupant of the following:
 - a. The nature of the violation;
 - b. The time frame within which the owner and/or occupant shall abate the violation, being not more than ten days from the date of the notice for violations related to the storage of refuse and 24 hours from the date of notice for violations related to standing for collection. The enforcement officer may grant additional time where bona fide efforts to abate the violation are in progress.
 - c. If the owner or occupant fails to abate the violation, the enforcement officer may issue a municipal civil infraction citation.
 - d. The city may act to abate the violation, if it is not abated by the owner or occupant;
 - e. The cost of abatement by the city, plus an administrative fee, shall be a personal debt of the owner which may be assessed as a tax lien against the property until paid. (Ord. No. 796, § 1, 2-5-07)
 - (4) Emergency Abatement by City. When, in the opinion of the city manager, there is actual and immediate danger to the public or occupants of a premises caused by a violation on the premises, the city manager may, without any notice or hearing,

order and require any reasonable action to abate the violation. (Ord. No. 796, § 1, 2-5-07)

- (5) Penalty for Violation. A person who violates the provisions of this article, as amended, may be fined for a municipal civil infraction, subject to the following penalties:
- a. Civil fines shall apply in the event of a determination of responsibility for a municipal civil infraction. Fines shall be in an amount set forth for the offense in the Schedule of Fines adopted by the 52-3 District Court, plus costs and other sanctions, for each offense.
 - b. In addition to ordering the defendant determined to be responsible for a municipal civil infraction to pay a civil fine, costs, damages and expenses, the judge or magistrate may issue any judgment, writ or order necessary to enforce, or enjoin said violation.
 - c. Each act of violation, and on each day upon which any such violation shall occur, shall constitute a separate offense.
 - d. In addition to any remedies provided for by this article, any equitable or other remedies available and/or permitted by law may be sought.
 - e. The judge or magistrate may impose costs, damages, and expenses as provided by law.
 - f. A municipal civil infraction shall not be a lesser included offense of a criminal offense or of an Auburn Hills City Code or other city ordinance violation which is not a civil infraction. (Ord. No. 796, § 1, 2-5-07)
- (6) Abatement by City; Lien. If the notice to abate is not complied with in the allotted time period, then an agent authorized by the city manager or by an order of the 52-3 District Court may enter the property as many times as necessary to remove or eliminate the violation.
- a. The property owner shall be liable for all costs incurred by the city to remove or eliminate the violation. In addition, an administrative fee in the amount of 25 percent of the cost of the removal or elimination may included in total costs.
 - b. Billing of costs will be mailed to the property owner by regular mail to the last known address. If the charges involved are not paid by the owner within 30 days from the date of billing, the payment shall be delinquent. In the event of delinquent charges, the city shall have a lien upon such property for the charges, and the lien is enforceable as a tax lien in the manner prescribed by the general laws of the state against the property and collected as in the case of general property tax.
 - c. An action for abatement by the city does not preclude the right of the city to initiate a municipal civil infraction citation and request for formal hearing at 52-3 District Court. (Ord. No. 796, § 1, 2-5-07)

SECTION 14. Severability.

If any section, clause or provision of this Ordinance shall be declared to be unconstitutional, void, illegal or ineffective by any Court of competent jurisdiction, such section, clause or provision

declared to be unconstitutional, void or illegal shall thereby cease to be a part of this Ordinance, but the remainder of this Ordinance shall stand and be in full force and effect.

SECTION 15. Existing License.

All existing licenses issued under this Ordinance that will be covered under the terms of the Designated Waste Hauler Contract, will not be renewed and will expire upon expiration of the current license or upon service being assumed by the Designated Waste Hauler, whichever comes first.

SECTION 16. Savings.

All proceedings pending and all rights and liabilities existing, acquired or incurred at the time this Ordinance takes effect are saved and may be consummated according to the law when they were commenced.

SECTION 17. Effective Date.

The provisions of this Ordinance are hereby ordered to take effect upon publication in the manner prescribed by the Charter of the City of Auburn Hills.

SECTION 18. Adoption.

This Ordinance is hereby declared to have been adopted by the City Council of the City of Auburn Hills at a meeting thereof duly called and held on the 24th day of August, 2026, and ordered to be given publication in the manner prescribed by the Charter of the City of Auburn Hills.

AYES:

NAYES:

ABSTENTIONS:

[illegible]

I, the undersigned, the duly qualified 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. 26-952 adopted by the Auburn Hills City Council on the 24th day of August, 2026, the original of which is in my office.

Eugene Hawkins, III, Mayor

Laura M. Pierce, City Clerk



CITY OF AUBURN HILLS

CITY COUNCIL AGENDA

MEETING DATE: AUGUST 24, 2026

AGENDA ITEM NO 9B

COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Steven J. Cohen, AICP, Director of Community Development
Submitted: August 18, 2026
Subject: Motion – To amend the text of Article XII. T&R, Technology and Research Districts; Article XIII. I-1, Light Industrial Districts; Article XIV. I-2, General Industrial Districts; and Article XVIII, General Provisions of the Zoning Ordinance, to address new provisions for clean industrial uses and to establish comprehensive standards for data centers.

INTRODUCTION AND HISTORY

The attached text amendment to the Zoning Ordinance updates the City's regulations governing technology-related land uses and establishes appropriate standards for data center development. The primary purpose of the proposed amendment is to ensure that data centers are located in appropriate areas and are designed and operated to minimize potential impacts on surrounding properties, while supporting the City's long-term planning and economic development objectives.

The proposed amendment includes the following key changes:

1. Updates the intent and purpose statement for the T&R District to better reinforce its role as a location for corporate offices, research and development, and other high-quality employment uses.
2. Establishes clean industrial uses as a Special Land Use within the T&R District, permitting advanced manufacturing when the City finds such activities compatible with the district's character and surrounding development.
3. Removes data processing and computing centers and related services as a principal permitted use in the T&R and I-1 Zoning Districts.
4. Establishes data centers as a Special Land Use only within the I-1 and I-2 Districts, subject to the requirements of new Section 1837. The amendment also prohibits new data centers within the T&R District, except through approval of a Planned Unit Development (PUD) when the applicant demonstrates and the City agrees that the proposed location is appropriate, considering available infrastructure, compatibility with adjacent development, and consistency with the City's long-term planning and economic development objectives.
5. Creates a new Section 1837, Data Centers, within the General Provisions. This section establishes comprehensive standards for the location, design, and operation of data centers to help ensure compatibility with adjacent properties.

BACKGROUND

Data centers are a growing topic nationwide. They provide essential technology services, but residents often raise concerns about increased electricity use, noise, and visual impact. A recent Gallup poll found that about 71% of Americans oppose new data centers in their communities.

This staff report neither advocates for nor opposes data center development. Instead, it outlines the regulatory approach recommended by City staff, grounded in sound planning principles, technical data, and Auburn Hills' specific circumstances. The goal is to provide a fair, balanced, and fact-based framework for assessing this emerging land use.

BACKGROUND (cont.)

Under the Michigan Zoning Enabling Act, the City cannot ban a legal land use simply because it is controversial or unpopular. Zoning rules must be reasonable, fact-based, and consistent with legitimate planning goals. The City's role is to determine where a land use is suitable and to set standards that protect nearby properties, residents, businesses, and public infrastructure.

To understand the recommended approach, it helps to first understand what a data center is. In simple terms, data centers are buildings that power the internet. They house servers that support cloud computing, artificial intelligence, online banking, healthcare records, streaming services, and many other digital services people rely on every day. Like private utilities, such as fiber-optic networks and cell towers, data centers have become an essential part of today's economy and technology infrastructure.

The recommendations in this report are based on three primary sources:

1. The City's experience reviewing and regulating the modernization of the US Signal data center at 1035 West Entrance Drive.
2. Research on how municipalities across the country plan for and regulate data center development.
3. Coordination with DTE Energy on Auburn Hills' electrical infrastructure, available capacity, and the ability to support future data center development.

City staff have prepared a pragmatic ordinance for Auburn Hills that would impose stricter regulations on data centers than those currently mandated by the City. This draft has been developed using local insights, industry research, and technical data from DTE Energy. The regulations aim to protect neighboring properties, promote responsible economic growth, and establish a transparent, predictable process for evaluating future data center projects.

UNDERSTANDING DATA CENTERS AND THEIR VARIOUS SIZES

Public concern about data centers often focuses on a specific type called "hyperscale" data centers. These are very large campuses built by major tech firms to support cloud computing, AI, and large-scale digital services. Hyperscale data centers have raised issues such as noise, increased demands on electrical and water systems, and impacts on community character. However, such large facilities are unlikely in Auburn Hills because the City lacks the land, utilities, and electrical capacity needed for them. A few locations in the northern part of the City could host medium- to large-sized data centers if electrical infrastructure is upgraded and zoning requirements are met. Smaller centers, such as the existing US Signal facility, could fit within the City's T&R and industrial zones, given the existing electrical infrastructure. Therefore, it's important for the City to set clear zoning standards now to guide where these facilities can be built, ensure they are compatible with surrounding uses, and address potential impacts before new proposals are considered.



US SIGNAL: 1035 W. ENTRANCE DR
75,400 SF
Proposed: 12 MW



OPEN AI: SALINE DATA CENTER, PROJECT STARGATE
~1,650,000 SF (550,000 SF Each Building)
Proposed: 1.4 GW (1,400 MW)

UNDERSTANDING DATA CENTERS (cont.)

Data centers generally fall into three categories, each serving a distinct purpose:

1. Enterprise data centers, 4-10 megawatts (MW), are generally smaller facilities managed by a single company to support its own operations and, occasionally, its clients' technology requirements.
2. Colocation data centers, 10-50 MW, are managed by a third-party provider that leases secure space to various businesses. Each tenant is responsible for installing, owning, and managing its servers and equipment, while sharing infrastructure such as power, cooling, security, and electrical backup systems.
3. Hyperscale data centers, exceeding 50 MW, are extensive facilities developed and managed by leading tech firms. They support cloud computing, AI, streaming services, and other internet-based applications utilized by millions of people worldwide.

The existing US Signal facility is a colocation data center where multiple businesses lease space for their servers and technology equipment. US Signal acquired the facility in 2024 and owns and operates the building, electrical systems, cooling equipment, security systems, and other supporting infrastructure. The facility provides secure, reliable data services to a major Auburn Hills employer, regional healthcare providers, financial institutions, and other businesses throughout Metro Detroit. Originally built in 1986 as the EDS Information Processing Center, the building has operated continuously as a data center for about 40 years. To meet growing demand, US Signal is upgrading the facility's electrical capacity from approximately 6 to 12 MW, including improvements to cooling systems, standby emergency generators, and other supporting infrastructure. These \$120 million upgrades are being made within the existing site, allowing the facility to expand its capacity while continuing its established operations.



Renderings of the US Signal property with all phases completed

WHY MODERN DATA CENTERS REQUIRE SPECIFIC ZONING STANDARDS

Data centers provide essential services that support today's modern economy. They enable businesses, government agencies, healthcare providers, and individuals to store, process, and access the digital information and services they rely on every day. At the same time, data centers operate differently from traditional industrial uses. They require significant electrical infrastructure, operate 24 hours a day, and rely on cooling systems and backup generators to keep services running without interruption. They also typically have fewer employees than many industrial buildings of a similar size. Because of these differences, traditional industrial zoning standards may not fully address the impacts associated with data center development.

People nationwide have raised common concerns about data centers, including noise, visual impact, utility requirements, water consumption, emergency generator testing, and compatibility with adjacent properties. Noise is often a major issue because cooling systems run continuously, producing low-frequency sounds that are especially noticeable at night. Additionally, testing backup generators can cause temporary noise disturbances if not carefully scheduled and controlled. Because of these unique characteristics, many communities have adopted zoning standards tailored to data centers. These standards address site design, noise control, equipment screening, operational requirements, and protection of surrounding properties.



Data hall inside US Signal

For these reasons, City staff recommends that Auburn Hills adopt a proactive approach by updating the Zoning Ordinance before additional data center proposals are submitted. Establishing clear standards now will provide a predictable review process, protect nearby residents and businesses, and ensure that future applications are evaluated consistently and objectively. These standards will enable the City to appropriately guide future data center development while balancing economic opportunities with the protection of surrounding properties and the City's long-term planning and economic development goals.

CITY STAFF CONSULTATION WITH DTE ENERGY

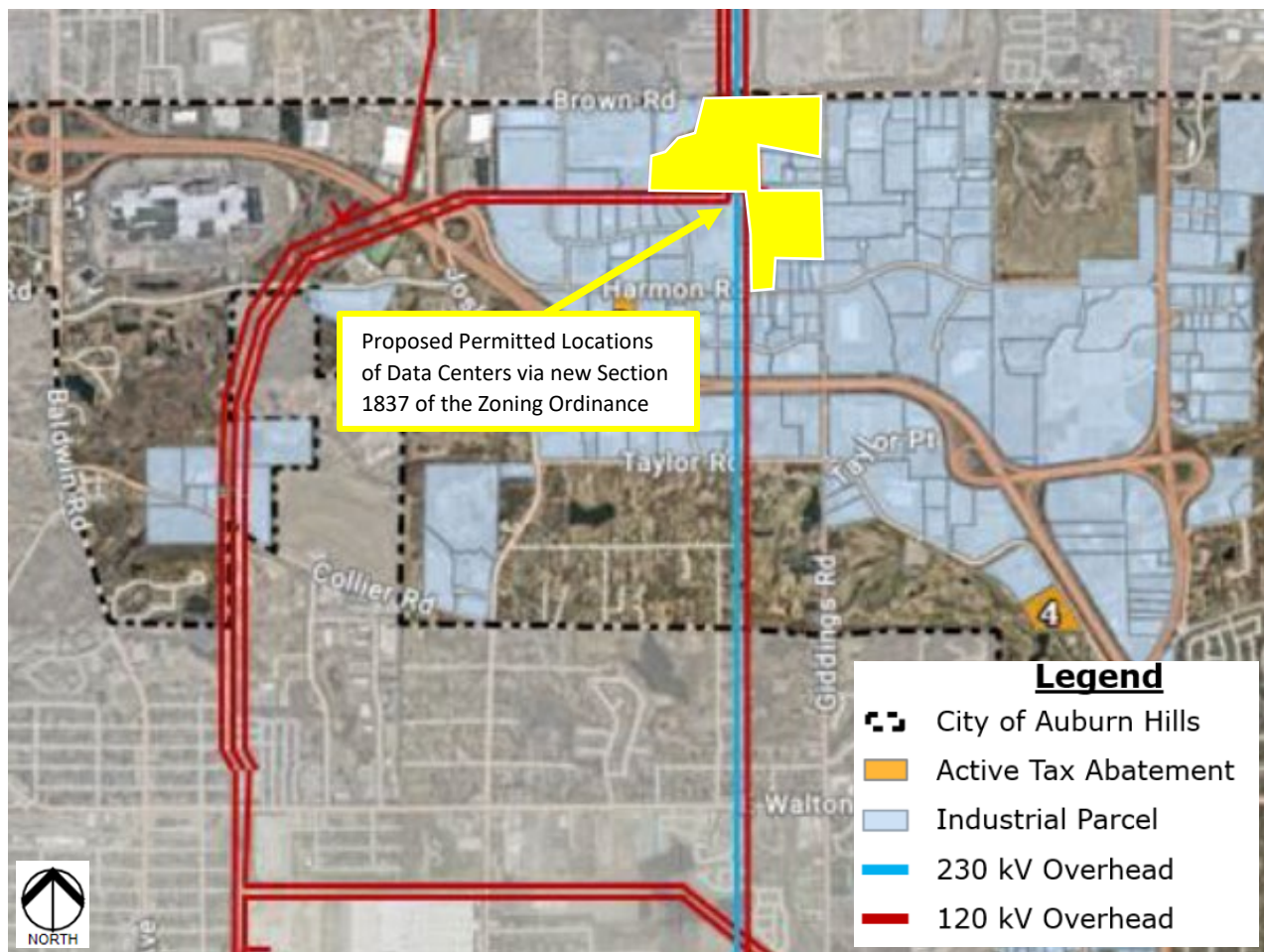
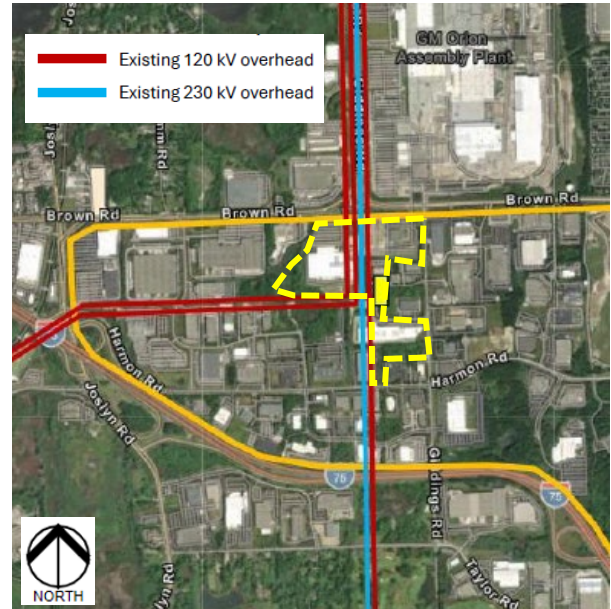
As part of developing regulations for future data center development, City staff evaluated the factors that influence where these facilities can be appropriately located within Auburn Hills. The review considered electrical capacity, fiber connectivity, available properties, surrounding land uses, and potential impacts on nearby properties. A key component of this evaluation was consultation with DTE Energy to better understand the City's ability to support different types and sizes of data centers.

Data centers rely on two key resources: reliable electrical power and high-speed fiber connectivity. Auburn Hills has robust fiber infrastructure and an established electrical system that already serves corporate offices, research facilities, and industrial and commercial entities. Conversations with DTE Energy confirmed that Auburn Hills can host small and mid-sized data centers in suitable locations. Facilities requiring 10 to 50 MW of power could be feasible where there is ample property, utility capacity, and appropriate site conditions. These developments would require coordination with DTE Energy to verify electrical availability and determine whether any upgrades are necessary.

CITY STAFF CONSULTATION WITH DTE ENERGY (cont.)

The evaluation also identified limitations associated with very large data center developments. Facilities requiring more than 50 MW of electrical capacity, particularly large-scale and hyperscale facilities requiring 100 MW or more, constitute a distinct category of development due to their substantial power demands. These facilities typically require major investments in electrical infrastructure, including transmission upgrades, new substations, and other utility upgrades. Such upgrades require extensive planning, engineering, permitting, and construction (at the developer's cost) before electrical service can be provided.

Based on the evaluation conducted by DTE Energy and City staff, a limited number of areas within the northern portion of Auburn Hills were identified as having the greatest potential for larger data center development due to their proximity to existing electrical transmission infrastructure. Properties near Summit Drive may be capable of supporting facilities in the 15-30 MW range. Larger properties along Brown Road, west of Giddings Road, have greater potential for 50-100 MW+ because they may provide sufficient space for additional electrical infrastructure, such as substations and related equipment, needed to support larger facilities.



Proposed permitted data center locations in Auburn Hills

CITY STAFF CONSULTATION WITH DTE ENERGY (cont.)

DTE Energy also stated that facilities exceeding 50 MW require detailed coordination with the utility. Depending on the project's size and location, transmission enhancements may be needed. These upgrades could take approximately 3 to 4 years to plan, design, permit, and construct, requiring considerable time and financial investment at the developer's expense before electrical service is available.

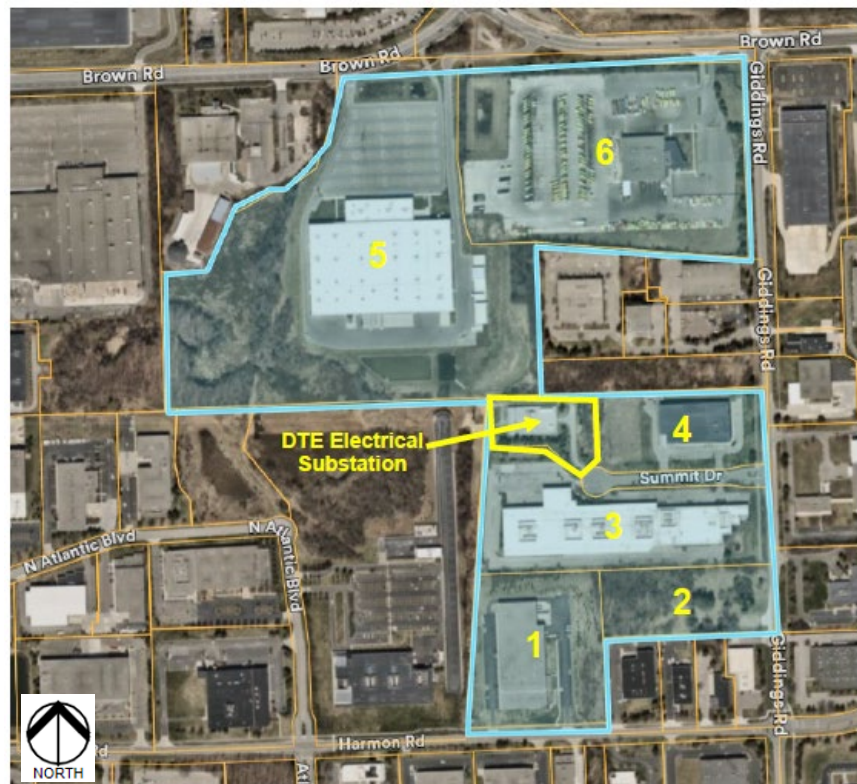
AUBURN HILLS DATA CENTER ORDINANCE – KEY ISSUES

The City's proposed regulations aim to establish a clear, predictable process for future data center projects. The goal is to protect neighboring properties, promote compatibility with surrounding land uses, and foster Auburn Hills' long-term economic growth. After evaluating infrastructure, land use, and community impacts, City staff recommend classifying data centers as a specialized industrial use that requires careful oversight. These rules do not prohibit data centers but instead define appropriate locations and set standards to ensure their proper design, operation, and maintenance.

1. **Site Selection Analysis.** In developing the proposed regulations, City staff conducted a citywide review to identify suitable locations for future data centers. The review assessed zoning, land availability, electrical and utility infrastructure, surrounding land uses, potential noise and visual impacts, and alignment with the City's Master Land Use Plan. It identified a small number of properties, primarily in existing industrial zones in northern Auburn Hills, that are well suited for future data center development. These sites offer better opportunities to meet infrastructure needs and minimize conflicts with nearby properties.

Key	Address
1	1681 Harmon Road
2	3985 Giddings Road
3	1750 Summit Drive
4	1751 Summit Drive
5	1700 Brown Road
6	1750 Brown Road

New data centers, as defined by Section 1837, shall be permitted only on these six properties unless authorized via a PUD.



Five of the six sites are within the I-1, Light Industrial District, and the sixth is in the I-2, General Industrial District. All are located between Brown Road and Harmon Road, west of Giddings Road. Given their size, location, and access to utilities, these industrial properties could support data centers of various scales, depending on market conditions and electrical capacity. This strategy also supports the City's focus on redevelopment and adaptive reuse. As Auburn Hills approaches full development of its remaining T&R and industrial land, the proposed regulations promote reusing existing industrial buildings and underutilized properties rather than relying solely on the limited supply of vacant land.

AUBURN HILLS DATA CENTER ORDINANCE – KEY ISSUES (cont.)

2. **Elimination of Data Centers as a Permitted Use in the T&R District.** The proposed ordinance would remove data centers as a permitted use in the T&R District. Instead, future data centers would be directed to the industrial properties identified in Section 1837, which are better suited for facilities with high electrical demand, specialized mechanical equipment, backup power systems, and other supporting infrastructure. To provide flexibility for future circumstances, the ordinance also includes the option to use a PUD. A data center proposed on a site not identified in Section 1837 may be considered if the applicant demonstrates that the location is appropriate, the Planning Commission recommends approval, and the City Council determines that the proposal is consistent with the City's planning objectives and ordinance standards. This approach recognizes that data centers are an important part of today's digital economy while preserving the T&R District's primary purpose of employment, technology, research, innovation, and corporate campus development. Data centers generally create fewer permanent jobs than research and development, engineering, advanced manufacturing, and corporate office uses. Given Auburn Hills' limited supply of remaining T&R-zoned land, City staff believe these properties should continue to support higher-employment uses consistent with the district's long-term vision. The existing US Signal data center is a unique case. Because it was lawfully established before the proposed ordinance, it would become a legally recognized nonconforming use and could continue operating under its approved site plan and its existing Development Agreement with the City. The Development Agreement includes enforceable requirements for noise, facility operations, monitoring, mitigation measures, and future expansion, providing protections beyond the City's Zoning Ordinance. Any major expansion, modification, or change beyond the facility's existing approvals would require review through the PUD process. This would allow the Planning Commission to evaluate the proposal and recommend to the City Council, which would make the final decision.

3. **Data Centers Classified as Industrial Land Use.** While the existing US Signal facility shows that a smaller data center can operate effectively in the T&R District with proper safeguards, City staff's assessment indicates that modern data centers have evolved substantially from the original technology types envisioned more than 40 years ago. Today's data centers function more like infrastructure-intensive industrial facilities, requiring significant electrical capacity, specialized cooling, backup power, and other support systems. These characteristics differ from those of the corporate offices, R&D centers, and engineering operations the T&R District was created to support. The City also reviewed the need to maintain appropriate distances between data centers and sensitive areas such as residential neighborhoods, parks, schools, and places of worship. Although mitigation measures can minimize impacts, the equipment and ongoing operations still require careful assessment due to potential noise, visual, and operational effects. Classifying future data centers as industrial land use helps locate them where impacts can be better evaluated, mitigated, and managed, reducing conflicts with nearby properties.

4. **Essential Provisions and Requirements of the Data Center Ordinance**
 The proposed ordinance establishes standards to ensure that data centers are appropriately located, designed, and operated in a manner compatible with surrounding properties. Key requirements include:
 - A. **Purpose and Intent.** Establish standards that balance economic development opportunities with the protection of surrounding properties, infrastructure reliability, resource efficiency, and the long-term preservation of the T&R District for higher-employment technology and research uses.
 - B. **Allowed Locations.** Identify specific industrial properties where data centers may be considered and direct future development to areas with appropriate infrastructure and compatible land uses. A PUD may be considered for other locations at the City Council's discretion if the applicant demonstrates the location's suitability.
 - C. **Noise and Operations.** Require professional noise studies, operational monitoring, and compliance with established standards to address common concerns about noise nuisances from cooling systems, generators, and other outdoor mechanical equipment.

AUBURN HILLS DATA CENTER ORDINANCE – KEY ISSUES (cont.)

- D. **Emergency Backup Generators.** Limit routine generator testing, require noise controls, and allow emergency operation during power outages.
- E. **Appearance and Screening.** Require screening of mechanical equipment, compatible building design, and appropriate security fencing.
- F. **Water and Cooling Systems.** Require disclosure of cooling systems and water needs, with an emphasis on efficient, closed-loop cooling that uses little to no domestic water.
- G. **Electrical and Infrastructure.** Require demonstration of available electrical capacity and establish that applicants are responsible for required utility improvements.
- H. **Safety and Emergency Planning.** Require coordination with emergency services and compliance with applicable safety and fire codes.
- I. **Future Expansion.** Require disclosure of the ultimate build-out plans and potential increases in facility capacity.
- J. **Development Agreement.** Require a recorded agreement that runs with the land and establishes enforceable standards for noise, operations, monitoring, inspections, and corrective actions.

STAFF RECOMMENDATION

The proposed ordinance is based on the finding that data centers are infrastructure-intensive industrial uses that differ from traditional office, research, and industrial facilities because of their high electrical demand, specialized cooling systems, backup power equipment, and limited permanent staffing. These characteristics require specific standards to address potential impacts on noise, visual appearance, utility infrastructure, emergency operations, and compatibility with surrounding properties.

The amendment establishes a balanced regulatory framework that recognizes the economic and technological importance of data centers while ensuring they are appropriately sited, designed, and operated. Rather than prohibiting data centers, the amendment directs future facilities to suitable locations, sets clear performance standards, and preserves areas intended for higher-employment corporate, research, and technology uses.

Based on the analysis in this report, City staff recommends approval of the proposed text amendment. The Kelly Firm has reviewed the amendment and found it legally acceptable.

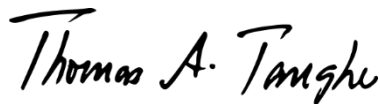
PLANNING COMMISSION RECOMMENDATION

Recommended Approval on August 12, 2026 (6-0 vote)

MOTION

Move to accept the Planning Commission's recommendation and approve the enclosed text amendment to Article XII. T&R, Technology and Research Districts; Article XIII. I-1, Light Industrial Districts; Article XIV. I-2, General Industrial Districts; and Article XVIII, General Provisions of the Zoning Ordinance, to address new provisions for clean industrial uses and to establish comprehensive standards for data centers. The amendment shall be referenced as Ordinance No. 26-951.

I CONCUR:



THOMAS A. TANGHE, CITY MANAGER



CITY OF AUBURN HILLS
PLANNING COMMISSION
MINUTES
NOT YET APPROVED - EXCERPT

August 12, 2026

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

ROLL CALL: Present: **Raymond Saelens, Jack Ferguson, Dominick Tringali, Cynthia Pavlich, Dominic Patrus, Sam Beidoun**
Absent: Darlene MacMillian, Michelle Case, Carolyn Shearer
Also Present: Director of Community Development Steve Cohen, Assistant Director of Community Development Devin Lang, Economic Development Manager Stephanie Carroll, Mayor Eugene Hawkins III
Guests: None

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

5. PETITIONERS

5a. Text Amendment to the Zoning Ordinance (6:01 p.m.)

Public Hearing/Motion – Recommend to City Council the approval of the text amendment to Article XII. T&R, Technology and Research Districts; Article XIII. I-1, Light Industrial Districts; Article XIV. I-2, General Industrial Districts; and Article XVIII, General Provisions of the Zoning Ordinance, to address new provisions for clean industrial uses and establish comprehensive standards for data centers.

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

Mr. Cohen delivered a comprehensive presentation on proposed amendments to the Zoning Ordinance that address clean industrial uses and data centers. He noted that the amendments are not intended to prohibit data centers but to establish clear, reasonable, and fact-based standards for their location, design, and operation in Auburn Hills. He further explained that data centers differ from traditional office and industrial uses due to their significant electrical demands, continuous operations, cooling systems, backup generators, and relatively limited permanent staffing. He noted that the City's existing Zoning Ordinance lacks comprehensive standards that address these characteristics.

Mr. Cohen explained that staff recommendations were primarily influenced by three factors: the City's experience with the current US Signal data center, research on data center regulations adopted by other communities, and discussions with DTE Energy about Auburn Hills' electrical infrastructure and capacity. He also reviewed the City's assessment of potential sites for future data centers. Staff identified six industrial properties, mainly in the northern part of the City, that are better suited for data center development because of their land availability, infrastructure, surrounding land uses, and separation from residential areas. The proposed amendments aim to direct future data center development to these areas while still allowing other locations to be considered through the Planned Unit Development process when appropriate.

He outlined the City's intent to preserve the T&R District for corporate offices, research and development, technology, and other higher employment uses. The proposed amendments would remove data centers as a permitted use in the T&R District and provide a PUD option if an alternative location can be shown to be appropriate.

Mr. Cohen summarized the proposed standards in new Section 1837, including requirements for noise studies and monitoring, emergency generator operation and testing, equipment screening, cooling and water systems, electrical capacity, emergency planning, future expansion, and a recorded Development Agreement that establishes enforceable operational and performance requirements.

Mr. Cohen concluded that the proposed amendments offer a balanced approach that recognizes the economic and technological significance of data centers, guides their placement, establishes reasonable operating standards, protects nearby properties, and supports the City's long-term planning goals.

Staff recommends approval of the proposed text amendment.

Ms. Pavlich asked whether any new data centers have been proposed. Mr. Cohen stated that there have been no recent proposals and that this was a proactive step to address the land use.

Ms. Pavlich asked who would hold any proposed data centers accountable if they expand their equipment or fail to complete their project as contracted. Mr. Cohen stated that the City of Auburn Hills would hold them accountable under a Development Agreement.

Ms. Pavlich stated that this is a highly complex and consequential issue that will affect the City when the current Commission members are no longer on the Commission. She expressed concern about the future removal of equipment that has outlived its usefulness in this rapidly evolving industry. She would like assurance that the agreement addresses this outdated equipment. Mr. Cohen stated that the agreement would address it to the extent necessary.

Mr. Saelens asked whether water capacity is an issue for a closed-loop system. Mr. Lang explained the closed-loop refrigerant system used to cool data centers.

Mr. Patrus asked about the electrical infrastructure for the large data centers and whether the proposed ordinance amendments would pose an issue if DTE begins upgrading its systems to accommodate them. Mr. Cohen explained that the City is only required to provide an area where a data center could be built. The City is not responsible for electrical capacity but only needs to provide a place where they could be built.

Mr. Cohen explained the difference in noise impact between the small data centers and the large-scale centers. These amendments provide the ability to address any noise issues should they arise. Mr. Saelens asked whether the noise is primarily caused by the backup generators. Mr. Cohen confirmed that this is correct and that the generators are used only during a continuous power outage or routine monthly testing. He also noted that other mechanical equipment, such as the chillers, can produce objectionable noise if not properly mitigated with enclosures and soundproofing.

Mr. Ferguson stated that he appreciated the extensive presentation and all the information provided to City Council and the Planning Commission.

Mr. Beidoun asked whether data centers will become like cell towers, with one needed every so many miles. He also asked whether data centers cater to a particular industry. Mr. Cohen explained that, in his understanding, smaller data centers serve local and regional companies, and that it will take time for the industry to evolve to determine how many will be needed. He does not anticipate any extensive, large-scale artificial intelligence hyperscale data centers, as Auburn Hills does not have the land or electrical capacity required for a large center.

Mr. Beidoun asked whether the City has any discretion. Mr. Cohen explained that the available locations are subject to a special land use permit.

Mr. Beidoun asked about the required parking. Mr. Cohen explained that it would be determined on a case-by-case basis. Most sites would require only 10-30 spaces, as they are needed only for the few employees who service the property.

Ms. Pavlich asked whether tax abatements would have to be granted. Mr. Cohen stated that he was unsure whether they would meet the qualifications, but it could be possible depending on the amount invested in real property. Ms. Carroll stated that she is not aware of any data centers receiving tax abatements.

Mr. Beidoun asked about the electric grid in the six areas indicated in the presentation. Mr. Cohen explained that DTE has indicated that its process for upgrades for anything over 10-15 megawatts could take 24 months to four

years to plan and implement, depending on the electrical demand of the new facility.

Mr. Ferguson thanked Mr. Cohen for preparing all this information to protect Auburn Hills.

Mr. Beidoun opened the public hearing at 7:01 p.m.

There being no public comments, Mr. Beidoun closed the public hearing at 7:01 p.m.

Moved by Ferguson to recommend to City Council the approval of the enclosed text amendment to Article XII. T&R, Technology and Research Districts; Article XIII. I-1, Light Industrial Districts; Article XIV. I-2, General Industrial Districts; and Article XVIII, General Provisions of the Zoning Ordinance, to address new provisions for clean industrial uses and establish comprehensive standards for data centers.

Second by Tringali.

VOTE:

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

No: None

Motion Carried (6-0)

**CITY OF AUBURN HILLS
COUNTY OF OAKLAND
STATE OF MICHIGAN
ORDINANCE NO. 26-951**

TEXT AMENDMENT TO ZONING ORDINANCE

AN ORDINANCE TO AMEND ARTICLE XII. T&R,
TECHNOLOGY AND RESEARCH DISTRICTS,
ARTICLE XIII. I-1, LIGHT INDUSTRIAL DISTRICTS,
ARTICLE XIV. I-2, GENERAL INDUSTRIAL DISTRICTS,
AND ARTICLE XVIII. GENERAL PROVISIONS OF THE
AUBURN HILLS ZONING ORDINANCE NO. 372

THE CITY OF AUBURN HILLS ORDAINS

Section 1.

Article XII. T&R, Technology and Research Districts of Auburn Hills Zoning Ordinance No. 372 is amended to revise the preamble to read as follows:

The T&R, Technology and Research Districts are established to provide a high-quality environment for corporate and regional headquarters, research and development facilities, advanced technology enterprises, automation and robotics operations, aerospace, life sciences, biotechnology, information technology, engineering, and other employment-generating uses of a similar character and intensity. The Districts are intended to support Auburn Hills' role as a hub for corporate investment, innovation, and advanced technology employment opportunities by encouraging the development of businesses and facilities that contribute to the City's diversified economic base.

Technology and Research Districts are intended to be located and designed to:

1. Support innovation, investment, and economic growth by providing a business environment that encourages the development, retention, expansion, and diversification of technology-based, research-oriented, and advanced employment uses across multiple industry sectors;
2. Accommodate complementary accessory and support uses that serve the operational needs of businesses and employees within the District, provided such uses remain clearly secondary and supportive of the District's primary corporate, research, technology, and employment-generating functions;
3. Promote high-quality development standards through coordinated site planning, building design, architecture, landscaping, and infrastructure improvements that reflect the District's importance as a location for corporate, research, and advanced technology investment; and

4. Protect the long-term function and economic vitality of the District by ensuring compatibility among permitted uses, maintaining adequate infrastructure capacity, and encouraging development patterns that are consistent with surrounding land uses and the City's long-range planning objectives.

Section 2.

Article XII. T&R, Technology and Research Districts of Auburn Hills Zoning Ordinance No. 372 is amended to revise Section 1200. Principal Uses Permitted to remove subsection 2. Data processing and computing centers, and related services, and renumber subsections 3-5 to 2-4 to read as follows:

SECTION 1200. PRINCIPAL USES PERMITTED

In the T&R Technology and Research District no building or land shall be used and no building shall be erected except for one (1) or more of the following specified uses, unless otherwise provided in this Ordinance:

1. Any use charged with the principal function of research, design, and development of pilot or experimental products and processes including research labs, training facilities, and light assembly operations as adjuncts to the principal use. Assembly operations shall be limited to those involving premanufactured finished objects and components and shall include only the incidental fabrication, machining, or forming of metal, plastic, or other materials as part of product development, experimentation, demonstration and repair, or the provision of customized components.
2. Single and multi-tenant office buildings. Sales as an adjunct to the principal use are also permitted.
3. Accessory buildings and accessory uses customarily incidental to any of the above principal uses permitted (e.g., child care, food service, and health/workout rooms, and other similar adjunct uses provided within a facility which are intended for sole use of the workers of said facility and not the general public).
4. Uses determined to be similar to the above principal permitted uses in accordance with the criteria set forth in Section 1827 and which are not listed below as Special Land Uses Permitted.

Section 3.

Article XII. T&R, Technology and Research Districts of Auburn Hills Zoning Ordinance No. 372 is amended to revise subsection 7 in Section 1201. Special Land Uses Permitted to read as follows:

7. Clean industrial uses may be permitted as Special Land Uses within the T&R District when conducted entirely within an enclosed building and when consistent with the purpose and intent of the District. Such uses shall comply with the requirements of Section 1202 and shall be subject to the following standards:
 - A. Definition and Operational Characteristics. For purposes of this Section, a clean industrial use is a light industrial operation involving the assembly, incidental fabrication, processing, testing, research, development, or production of advanced technology, high-value, precision, or specialized products within an enclosed building. Clean industrial uses shall utilize processes designed to minimize external impacts, including noise, vibration, odors, dust, smoke, emissions, outdoor storage, and truck traffic. A clean industrial use may constitute the principal use of a site and need not be accessory to an office, research and development, or corporate headquarters use. A clean industrial use does not include a Data Center, as defined in Section 1837.

- B. Site and Building Design Standards. Buildings and sites occupied by clean industrial uses shall maintain the high-quality character and development standards of the T&R District through superior site design, landscaping, greenspace, and architecture. Building elevations visible from public rights-of-way, private road easements, or adjacent properties shall incorporate high-quality materials, glazing, and architectural features consistent with a corporate, research, or technology-oriented appearance.
- C. Transportation and Freight Limitations. Truck traffic associated with clean industrial uses shall be limited to deliveries and shipments customary and incidental to the operation of the use. Warehouses, distribution centers, fulfillment centers, freight terminals, logistics facilities, and similar uses whose primary function is the storage, distribution, or movement of goods are prohibited, regardless of whether such facilities include office, corporate, or administrative space. Uses that are dependent upon high-volume truck traffic or intensive freight movement are likewise prohibited.

Section 4.

Article XIII. I-1, Light Industrial Districts of Auburn Hills Zoning Ordinance No. 372 is amended to revise Section 1300. Principal Uses Permitted to remove subsection 4. Data processing and computing centers, and related services, and renumber subsections 5-7 to 4-6 to read as follows:

SECTION 1300. PRINCIPAL USES PERMITTED:

In the I-1 Light Industrial Districts no building or land shall be used and no building shall be erected except for one (1) or more of the following specified uses, unless otherwise provided for in this Ordinance:

- 1. Any of the following uses when conducted wholly within a completely enclosed building (no outside storage of permanent vehicles, material or equipment):
 - A. Warehousing and wholesale establishments, with retail sale only if accessory to the principal use.
 - B. The manufacture, compounding, processing, packaging, or treatment of such products as, but not limited to: bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food products, hardware, and cutlery; tool, die, gauge and machine shops.
 - C. The manufacture, compounding, assembling or treatment of articles or merchandise from previously prepared materials such as , but not limited to: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stone, shell, textiles, tobacco, wax, wire, wood (excluding saw and planing mills), and yarns. Sheet metal stamping is not permitted as a principal use.
 - D. The manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas.
 - E. Manufacture of musical instruments, toys, novelties, and metal or rubber stamps, or other small molded rubber products.
 - F. Manufacture or assembly of electrical appliances, electronic instruments and devices, radios and phonographs.
 - G. Manufacture and repair of electric or neon signs, light sheet metal products, including heating and ventilating equipment, cornices, eaves, and the like.

- H. Automobile repair stations, automobile or other machinery assembly plants; painting and varnishing shops, and undercoating shops.
- I. Experimental, film or testing laboratories.
- J. Building material storage and sales in an enclosed building.
- 2. Private paramedical emergency facilities subject to the following conditions:
 - A. Such facilities shall be located only on collector thoroughfares or major thoroughfares as indicated on the adopted Major Thoroughfare Plan of the City of Auburn Hills.
 - B. All ingress and egress on the site shall be located at least fifty (50) feet from any adjacent property line or right-of-way line.
 - C. If not in existence, a passing lane shall be provided opposite the ingress/egress route used for paramedical and such other emergency vehicles in addition to the required acceleration and deceleration lanes. The passing lane is required to insure that the purpose and intent of this Zoning Ordinance is met, and is deemed necessary to prevent traffic congestion in order to assure proper egress for fast moving and accelerating emergency vehicles in order to protect the health and safety of the citizens of Auburn Hills and abutting areas.
 - D. All such facilities shall be developed on sites of at least one (1) acre in area.
- 3. Any use charged with the principal function of research, design and development of pilot or experimental products and processes including research labs, training facilities, and light assembly operations as adjuncts to the principal use. Assembly operations shall be limited to those involving premanufactured finished objects and components, and shall include only the incidental fabrication, machining or forming of metal, plastic, or other materials as part of product development, experimentation, demonstration and repair, or the provision of customized components.
- 4. Oil and gas wells in accordance with the criteria set forth in Section 1835.
- 5. Accessory buildings and accessory uses customarily incidental to any of the above principal uses permitted; however, accessory uses shall not exceed fifty (50) percent of the gross building area (e.g., general office, child care, food service, health/workout rooms, and other similar adjunct uses provided within a facility which are intended for sole use of the workers of said facility and not the general public).
- 6. Uses determined to be similar to the above principal permitted uses in accordance with the criteria set forth in Section 1827 and which are not listed below as special land uses.

Section 5.

Article XIII. I-1, Light Industrial Districts of Auburn Hills Zoning Ordinance No. 372 is amended to add new subsection 23 regulating Data Centers and renumber subsections 23-24 to 24-25 in Section 1301. Special Land Uses Permitted to read as follows:

- 23. Data Centers and related data processing and computing facilities, subject to the requirements of Section 1837.
- 24. Accessory buildings and accessory uses customarily incidental to any of the above special land uses permitted; however, accessory uses shall not exceed fifty (50) percent of the gross building area.
- 25. Special land uses determined to be similar to the above special land uses in accordance with the criteria set forth in Section 1828.

Section 6.

Article XIV. I-2, General Industrial Districts of Auburn Hills Zoning Ordinance No. 372 is amended to add new subsection 13 regulating Data Centers and renumber subsections 13-14 to 14-15 in Section 1401. Special Land Uses Permitted to read as follows:

13. Data Centers and related data processing and computing facilities, subject to the requirements of Section 1837.
14. Accessory buildings and accessory uses customarily incidental to any of the above special land uses permitted; however, accessory uses shall not exceed fifty (50) percent of the gross building area.
15. Special land uses determined to be similar to the above special land uses in accordance with the criteria set forth in Section 1828.

Section 7.

Article XVIII. General Provisions of Auburn Hills Zoning Ordinance No. 372, as amended, is hereby amended to add a new section 1837. Data Centers, which shall read in its entirety as follows:

SECTION 1837. DATA CENTERS

1. Purpose and Intent

The purpose of this Section is to establish reasonable, predictable, and enforceable standards governing the siting, design, construction, operation, and expansion of Data Centers within the City of Auburn Hills in order to:

- A. Promote high-quality investment, expand the City's tax base, create employment opportunities, and support economic development by accommodating appropriately located Data Centers within designated zoning districts.
- B. Protect residents, businesses, public infrastructure, and surrounding property owners from potential adverse impacts associated with Data Center development and operation, including, but not limited to, noise, low-frequency sound, vibration, visual impacts, hazardous material storage, and demands on municipal utilities and public services.
- C. Establish measurable, objective, and enforceable operational performance standards, including post-construction verification of noise, low-frequency sound, utility usage, and other operational characteristics that may affect surrounding properties.
- D. Promote the efficient use of energy and natural resources through sustainable building design, energy-efficient equipment, stormwater best management practices, and cooling technologies that minimize potable water consumption, with a preference for closed-loop or other low-water-use cooling systems where feasible.
- E. Require coordination with electric, water, sewer, and other applicable utility providers to verify that adequate infrastructure capacity exists or will be provided by the applicant, and that facility operations will not adversely affect the reliability or availability of municipal services.
- F. Recognize that Data Centers may require substantial land area and electrical infrastructure while generating comparatively few permanent employment opportunities. Accordingly, the standards of this Section are intended to balance the City's long-term economic development objectives, preserve limited T&R, Technology and Research District land and available electrical infrastructure for employment-intensive uses, and prohibit new Data Center developments within said District except when approved by the City Council through the Planned Unit Development Option in Section 1830 and in accordance with the applicable standards of this Section.
- G. Recognize that the City is approaching build-out of its industrial land supply and encourage Data Center development through the adaptive reuse of existing industrial

buildings and underutilized industrial properties rather than on the City's limited remaining vacant industrial land.

2. Definitions

For purposes of this Section, the following definitions apply. Where a term is not defined in this Section, the definition set forth elsewhere in this Ordinance, or its plain meaning, shall control.

- A. Data Center. A building, or portion of a building, whose primary use is to house computer systems, servers, and associated components, including cooling, power distribution, backup generation, and network infrastructure, for the storage, processing, management, or distribution of data, whether operated by a single user, colocation provider, or multiple tenants. A Data Center does not include computer systems, server rooms, network equipment rooms, telecommunications closets, or similar facilities that are clearly incidental and subordinate in floor area, electrical demand, and function to another lawful principal use on the same zoning lot, primarily support the operations of that principal use, and are not operated or marketed principally as a data-processing, hosting, storage, or colocation facility.
- B. Designed Electrical Load Capacity. The maximum electrical load, expressed in Megawatts, that a Data Center is designed to accommodate at Ultimate Build-Out, including information technology equipment, cooling systems, electrical distribution equipment, backup power systems, and all supporting infrastructure, as demonstrated by electrical engineering plans, utility service agreements, manufacturer specifications, or other documentation acceptable to the City.
- C. Megawatt. A unit of electrical power equal to one thousand (1,000) kilowatts or one million (1,000,000) watts, used in this Section to express Designed Electrical Load Capacity.
- D. Ultimate Build-Out. The maximum reasonably anticipated development intensity of a Data Center site, including all existing, proposed, approved, reserved, entitled, or reasonably foreseeable future phases, buildings, additions, increases in Designed Electrical Load Capacity, mechanical systems, emergency generation, and related infrastructure, regardless of whether all phases are proposed for immediate construction.
- E. Ambient Sound Level. The A-weighted sound pressure level, expressed in dB(A), representing the existing background sound environment at the property boundary or other measurement location designated by this Ordinance.
- F. Tonal Component. A discrete, audible frequency or narrow frequency band that is readily distinguishable from the surrounding broadband sound, as determined in accordance with ANSI/ASA S12.9 or a successor standard approved by the City.
- G. Backup Generator. Any diesel, natural gas, or other fuel-fired engine-generator set installed to provide emergency or standby electrical power to a Data Center during a utility outage or other interruption of normal electrical service.

3. Existing Data Centers

Any Data Center lawfully operating on the effective date of this Section shall be considered lawful and conforming solely as to the data center use and may continue subject to its approved site plan, Development Agreement, and other applicable approvals. Nothing in this subsection shall cause a nonconforming structure or site condition to become conforming or authorize an expansion except in accordance with this Section. No increase in the maximum approved electrical capacity, measured in Megawatts, gross floor area, or Backup Generator capacity, shall be permitted unless authorized by an amendment to the recorded Development Agreement approved by the City Council. For any lawfully operating Data Center on the effective date of this Section that is not subject to a Development Agreement, any increase in designed electrical load capacity, gross floor area,

cooling system equipment, or backup generator capacity shall comply with the requirements of this Section.

4. Applicability and Permitted Locations

A. Permitted Locations. A citywide evaluation of potential Data Center locations was conducted to identify sites capable of accommodating the use while protecting surrounding land uses and making efficient use of existing and planned infrastructure. The evaluation included consultation with the electric utility regarding available electrical service capacity and the practicality of extending service, and considered the following factors:

- 1) Compatibility with surrounding land uses, including protection of residential neighborhoods and avoidance of conflicts with existing and planned development;
- 2) Potential operational impacts, including continuous equipment noise from cooling systems and emergency generator testing;
- 3) Availability of necessary infrastructure, including electrical service, fiber optic and telecommunications systems, and municipal utilities;
- 4) Sufficiency of parcel size and configuration to accommodate the proposed use and potential future expansion;
- 5) Existing development patterns and consistency with the goals and objectives of the City's Master Land Use Plan;
- 6) Visual compatibility with surrounding development; and
- 7) Efficient use of public infrastructure and services in a manner that promotes the public health, safety, and welfare.

Accordingly, Data Centers, as defined in this Section, shall be permitted only on the properties identified in the following Table 1 subject to Special Land Use approval.

Table 1

Address	Sidwell Number	Zoning District
1681 Harmon Road	14-03-100-043	I-1, Light Industrial
3985 Giddings Road	14-03-100-047	I-1, Light Industrial
1750 Summit Drive	14-03-100-052	I-1, Light Industrial
1751 Summit Drive	14-03-100-051	I-1, Light Industrial
1700 Brown Road	14-03-100-028	I-1, Light Industrial
1750 Brown Road	14-03-100-024	I-2, General Industrial

B. Planned Unit Development Option. New Data Centers and expansions to existing Data Centers in locations other than those identified in Table 1 above may be considered only through approval of a Planned Unit Development (PUD) in accordance with Section 1830. Approval of a PUD for a new Data Center or the expansion of an existing Data Center shall be at the sole discretion of the City Council, following a recommendation from the Planning Commission. An applicant shall have no right to appeal the requirements of this section to the Zoning Board of Appeals.

5. Data Center Review Criteria

In addition to the Special Land Use review criteria set forth in Section 1818 or PUD review criteria set forth in Section 1830, as applicable, the Planning Commission and City Council shall consider the following Data Center-specific criteria when evaluating an application:

- A. Compatibility of anticipated noise, vibration, lighting, and visual impacts with adjacent and nearby land uses.
- B. Adequacy of the proposed acoustic mitigation measures, including equipment selection, screening, building orientation, and site layout, based on the required pre-construction acoustic study.

- C. Adequacy of existing and proposed emergency and utility infrastructure to serve the facility without adversely affecting service reliability for existing customers.
- D. Consistency and adequacy of the proposed Backup Generator testing and operating protocols.
- E. Whether the applicant has disclosed the Ultimate Build-Out of the site and demonstrated that the facility can comply with all applicable standards of this Section at Ultimate Build-Out, rather than only during the initial phase of development.

6. Application Requirements

In addition to the standard site plan submission requirements, an application for a Data Center shall include the following information to demonstrate compliance with this Section:

- A. A pre-construction acoustic study prepared in accordance with subsection (7.A).
- B. A written statement describing the Ultimate Build-Out of the site, including the maximum anticipated Designed Electrical Load Capacity, total floor area, and the number, size, and location of all proposed mechanical equipment, cooling systems, electrical infrastructure, and Backup Generators, regardless of whether all phases are proposed for immediate construction.
- C. The utility-related information and documentation required by subsection 11(A), below.
- D. A narrative describing the proposed water supply and cooling system, including anticipated water demand, water source, wastewater generation, and discharge methods, if applicable.
- E. A Development Agreement, drafted by the City Attorney and signed by the applicant, together with any supporting documentation necessary to demonstrate compliance with this Section.

7. Noise and Acoustic Standards

This subsection is intended to directly address operational noise concerns typically associated with Data Centers, including mechanical equipment, cooling systems, electrical infrastructure, and Backup Generators. Because pre-construction predictive modeling cannot fully account for actual operating conditions, both pre-construction and post-construction requirements shall apply.

- A. Pre-Construction Acoustic Study. Prior to Special Land Use or PUD approval and site plan approval, the applicant shall submit an acoustic study prepared by a qualified acoustical engineer that:
 - 1) Documents existing Ambient Sound Levels at the Data Center property lines and at any Residential District boundary located within one thousand (1,000) feet of the site, based on measurements representative of both daytime and nighttime conditions.
 - 2) Models the anticipated sound level contribution of the proposed facility at full Ultimate Build-Out, including all mechanical, cooling, electrical, and Backup Generator equipment, at the Data Center property lines and at any Residential District boundary located within one thousand (1,000) feet of the site.
 - 3) Identifies any anticipated Tonal Component, low-frequency noise, vibration, or other sound characteristics that may increase the perceptibility or impact of facility noise and proposes specific mitigation measures, including equipment selection, enclosures, barriers, screening, and equipment orientation.
 - 4) Demonstrates compliance with the performance standards of subsection 7.B, including any applicable adjustments for Tonal Components, low-frequency noise, or other characteristics that increase noise perception.
- B. Performance Standards.
 - 1) The facility shall comply with the noise performance standards of Section 1807.6.
 - 2) Where residentially zoned or residentially used property is located within one thousand (1,000) feet, the City Council may impose a more restrictive numerical sound limit or additional mitigation as a condition of approval only upon a finding,

supported by the required acoustic study, that the condition is necessary to satisfy Sections 1818 and 1837.7. Any such condition shall identify the applicable numerical limit, measurement location, measurement duration, time period, and adjustment for Tonal Components or low-frequency sound.

- 3) Tonal Components, low-frequency noise, vibration, or other characteristics that increase the perceptibility or impact of facility noise may require additional mitigation, even where overall dB(A) limits are satisfied. Any additional mitigation required under this paragraph shall be supported by the acoustic study, stated in specific and enforceable terms, and reasonably necessary to satisfy Sections 1818 and 1837.7.
- 4) Compliance measurements shall be conducted in accordance with industry-recognized environmental sound measurement practices using properly calibrated equipment and under conditions reasonably calculated to produce reliable and repeatable results.

C. Post-Construction Acoustic Verification. Pre-construction modeling shall not be considered conclusive evidence of continued compliance. Accordingly:

- 1) Within ninety (90) days of the facility first achieving substantial operation, defined as IT load reaching fifty percent (50%) or more of the initial phase's Designed Electrical Load Capacity, the applicant shall commission and submit to the City an independent post-construction acoustic verification study performed under representative operating conditions at the highest reasonably achievable load at the time of testing, at the same measurement locations used in the pre-construction acoustic study, but in no event later than twelve (12) months after issuance of the certificate of occupancy, unless the City approves a later date for good cause.
- 2) If the post-construction study demonstrates non-compliance with subsection 7.B, the applicant shall submit and implement a mitigation plan subject to City approval and shall complete a follow-up verification study within one hundred eighty (180) days confirming compliance.
- 3) The City may require an additional verification study, at the applicant's expense, following any subsequent expansion, significant equipment replacement, change in operational characteristics, or substantiated complaint.
- 4) The Development Agreement for any Data Center shall include the City's right to conduct, or retain a third party to conduct, unannounced sound level monitoring at the applicant's expense not more than twice per calendar year, unless additional monitoring is warranted due to a substantiated complaint or compliance concern.

D. Complaint Response Protocol. The operator shall designate a local or readily reachable point of contact responsible for responding to noise complaints. The operator shall respond to any complaint referred by the City within one (1) business day. Three (3) or more substantiated complaints within any twelve (12) month period shall require a mandatory re-verification study under subsection 7.C at the operator's expense.

8. Backup Generators and Emergency Power

Backup Generators are necessary infrastructure but are also a principal source of potential nuisance complaints if not properly regulated. Accordingly:

- A. Routine, non-emergency testing and load-bank testing of Backup Generators shall occur only Tuesday through Thursday between 11:00 a.m. and 3:00 p.m., excluding federal holidays.
- B. Routine testing shall not exceed thirty (30) minutes per Backup Generator per week, except where additional operation is required due to a documented mechanical or operational necessity. Testing exceeding this limitation shall require advance written notice to the City.
- C. The operator shall provide the City with written notice at least seventy-two (72) hours in advance of any scheduled testing outside routine parameters, including annual load-bank testing.

- D. Backup Generators shall be equipped with exhaust silencers and, where necessary to comply with subsection 7, acoustic enclosures, barriers, or other approved mitigation measures.
- E. Nothing in this subsection shall restrict Backup Generator operation during an actual utility outage or bona fide emergency.
- F. Fuel storage shall comply with all applicable fire code requirements and Michigan Department of Environment, Great Lakes, and Energy (EGLE) requirements. Prior to occupancy, the applicant shall provide the Fire Department with a site-specific pre-incident plan.

9. Visual Impact, Screening, and Fencing

- A. All Backup Generators, transformers, mechanical equipment, including chillers, condensing units, and other cooling equipment, and other utility equipment located outside of a building shall be screened from view from any public or private roadway and any adjacent property through a combination of building design, opaque walls or fencing, and landscaping. Screening shall be of sufficient height and opacity to substantially conceal the equipment and achieve compliance with the noise and acoustic standards of subsection 7.
- B. Where equipment is located on the roof of a building, screening shall be accomplished through a parapet wall, screen wall, or comparable architectural enclosure of sufficient height to conceal the equipment from view at grade from adjacent public streets, private roads, and properties. Such screening shall be visually consistent with the building's architecture.
- C. Perimeter security fencing shall not exceed eight (8) feet in height, exclusive of approved anti-climb security features. Fencing shall be located behind the required landscape buffer adjacent to any public street right-of-way or private road easement. Barbed wire, razor wire, concertina wire, electrified fencing, and similar security devices are prohibited.
- D. Building facades visible from a public street, private road, or adjoining property shall incorporate architectural articulation, including variations in materials, offsets, reveals, fenestration, or comparable design elements. No building facade shall consist of an unarticulated blank wall exceeding one hundred (100) feet in length.
- E. Where a Data Center involves conversion of an existing building rather than new construction, subsection 9.D shall apply only to new construction, building additions, or facade areas materially altered as part of the conversion. For an existing facade retained without material alteration that does not meet subsection 9.D, the Planning Commission and City Council may approve alternative compliance upon finding that literal compliance is not structurally or economically feasible and that the proposed alternative, which may include landscaping, decorative screening, wall treatments, lighting, or comparable mitigation, reasonably advances the visual compatibility purposes of this Section.

10. Water Supply and Cooling Systems

- A. The applicant shall identify the proposed cooling technology, including air-cooled, evaporative, liquid, hybrid, or other systems, and provide an estimate of average and peak daily water demand at Ultimate Build-Out.
- B. Where municipal water or sanitary sewer capacity may be affected, the applicant shall coordinate with the City's Department of Public Works and the City's consulting engineer to demonstrate adequate capacity exists or will be provided at the applicant's expense.
- C. Data Centers are encouraged to use closed-loop dry cooling or other water-efficient cooling technologies to minimize potable water consumption. Where potable municipal water is proposed for non-contact cooling purposes, the applicant shall demonstrate why more water-efficient alternatives are not technically or economically feasible.

- D. Water efficiency and long-term water demand may be considered by the Planning Commission and City Council as part of Special Land Use or PUD review.

11. Electrical Infrastructure Impact

- A. The applicant shall request and, if provided by the serving electric utility, submit written confirmation that adequate electrical capacity exists or can be made available to serve the facility at full Ultimate Build-Out. The applicant shall also request that the utility identify any necessary infrastructure improvements, the costs assigned to the applicant under the utility's applicable tariffs, rules, and applicable law, and whether the proposed service is anticipated to adversely affect service reliability or impose additional costs on existing customers. If the utility declines or is unable to address any of these matters in writing, the applicant shall document its request and the utility's response and submit any other reasonably available utility correspondence, service-availability determination, engineering study, or service agreement addressing the requested service.
- B. Any electric substation, transmission, or distribution infrastructure required solely to serve the facility shall be constructed at the applicant's expense and shall be sited and screened consistent with subsection 9 to the extent reasonably possible when located on the same or adjacent parcel.

12. Emergency Services and Public Safety

- A. The applicant shall provide a written emergency response plan and meet with the Fire Department and Police Department to review site access, fire suppression systems, hazardous materials, including fuel storage and battery systems, and any specialized equipment or training necessary to respond safely to an incident at the facility.
- B. The applicant shall provide and periodically update as-built emergency response information, including site plans, shutoff locations, and hazardous materials inventory, to the Community Development Department and Fire Department.
- C. Any lithium-ion or other battery energy storage system shall comply with applicable fire code requirements for stationary storage battery systems and shall be reviewed by the Building Official and Fire Chief prior to installation.

13. Parking and Loading

As part of its approval of a Special Land Use or PUD, the City Council may, following review and recommendation by the Planning Commission, approve a modification of the otherwise applicable parking or loading requirements only upon written findings that the number and design of the proposed spaces or loading areas are adequate for the facility's maximum anticipated employment, visitors, deliveries, maintenance, and emergency operations at Ultimate Build-Out; that the modification will not impair access, circulation, public safety, or neighboring property; and that all applicable accessible-parking and fire-access requirements remain satisfied.

14. Required Disclosure of Future Build-Out

- A. An applicant shall disclose all planned, approved, or reasonably foreseeable future phases, expansions, and increases in electrical capacity associated with the site. The disclosure shall provide sufficient information for the City to evaluate the facility's full potential build-out. A material misrepresentation or omission discovered before final approval may constitute grounds for denial or the imposition of appropriate conditions. A material misrepresentation or omission discovered after approval shall constitute a violation subject to the enforcement and revocation procedures in the Development Agreement.
- B. The Planning Commission and City Council shall evaluate the application based on the anticipated Ultimate Build-Out of the facility and may condition approval of an initial

phase on a demonstration that subsequent phases can comply with all applicable requirements of this Section.

15. Development Agreement

A Development Agreement is required for every Data Center facility and shall be a condition of Special Land Use or PUD approval. The Development Agreement shall establish enforceable obligations, restrictions, performance standards, and commitments applicable to the facility. The Development Agreement shall be recorded against the property, shall run with the land, and shall bind the applicant, property owner, operator, and their successors and assigns. The provisions listed below establish the minimum required contents of the Development Agreement and shall not limit the City's authority to require additional terms, conditions, restrictions, financial assurances, monitoring requirements, or obligations reasonably related to the proposed development, anticipated impacts, or Special Land Use or PUD approval. At a minimum, the Development Agreement shall address:

- A. A description of the project, including the applicant, property owner, operator, site location, and general nature and scope of the proposed Data Center use.
- B. The planned Designed Electrical Load Capacity, in Megawatts, for the initial phase and Ultimate Build-Out of the site.
- C. A reference to the approved site plan governing the facility, including the date of approval and any subsequent amendments.
- D. The specific noise performance standards, mitigation requirements, and post-construction verification requirements applicable to the site, which may be more, but not less, restrictive than subsection 7.
- E. Generator testing protocols specific to the site.
- F. Operational conditions applicable to the facility, including hours of routine testing, maintenance, delivery activity, and other site-specific operational restrictions.
- G. The City's right of periodic inspection and monitoring, at the operator's expense, as described in subsection 7.
- H. Remedies for noncompliance, including written notice of the violation, a reasonable opportunity to cure, enforcement proceedings, and, where warranted, revocation of the Special Land Use approval or enforcement of the PUD approval and Development Agreement. Except where immediate action is necessary to address an imminent threat to public health or safety, the City shall provide written notice to the operator and property owner identifying the alleged violation and allowing not less than thirty (30) days to cure. If the violation cannot reasonably be cured within thirty (30) days, the cure period may be extended if the operator commences corrective action within that period and diligently proceeds to completion. If a material violation remains uncured, the City Council may revoke the Special Land Use approval following notice and a public hearing. Any revocation shall be supported by written findings that the violation is material, remains uncured, and cannot be adequately addressed through a lesser enforcement remedy. Nothing in this subsection limits the City's authority to pursue any other remedy authorized by this Ordinance, the Development Agreement, or applicable law.
- I. Any additional project-specific provisions, conditions, representations, restrictions, performance standards, or commitments that the City determines are necessary to protect the public health, safety, and welfare or implement the intent of this Section, including commitments made by the applicant during the Special Land Use or PUD review process, all of which shall be binding upon the operator and its successors and assigns.

Section 8. Repealer.

All Ordinances or parts of Ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 9. Severability.

If any section, clause, or provision of this Ordinance shall be declared to be unconstitutional, void, illegal, or ineffective by any Court of competent jurisdiction, such section, clause, or provision declared to be unconstitutional, void, or illegal shall thereby cease to be a part of this Ordinance, but the remainder of this Ordinance shall stand and be in full force and effect.

Section 10. Savings.

Nothing in this Ordinance shall impair any final approval, permit, or vested right existing on its effective date or abate any pending violation, enforcement proceeding, liability, or remedy. Except to the extent required by a vested right established under Michigan law, an application that has not received final approval before the effective date shall be reviewed under this Ordinance.

Section 11. Effective Date.

The provisions of this Ordinance are hereby ordered to take effect upon the expiration of seven (7) days after publication in the manner prescribed by the Charter of the City of Auburn Hills and as required by law.

Section 12. Adoption.

This Ordinance is hereby declared to have been adopted by the City Council of the City of Auburn Hills at a meeting thereof duly called and held on the 24th day of August 2026 and ordered to be given publication in a manner prescribed by the Charter of the City of Auburn Hills.

AYES:

NAYES:

ABSTENTIONS:

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

I, the undersigned, the duly qualified 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. 26-951 adopted by the Auburn Hills City Council on the 24th day of August 2026, the original of which is in my office.

Eugene Hawkins, III, Mayor

Laura M. Pierce, City Clerk

PROPOSED DATA CENTER DEVELOPMENT LOCATIONS IN AUBURN HILLS

Data Centers, as defined in Section 1837 of the Zoning Ordinance, shall be permitted only on the properties identified in the table below subject to Special Land Use approval.

Key	Address	Sidwell Number	Zoning District
1	1681 Harmon Road	14-03-100-043	I-1, Light Industrial
2	3985 Giddings Road	14-03-100-047	I-1, Light Industrial
3	1750 Summit Drive	14-03-100-052	I-1, Light Industrial
4	1751 Summit Drive	14-03-100-051	I-1, Light Industrial
5	1700 Brown Road	14-03-100-028	I-1, Light Industrial
6	1750 Brown Road	14-03-100-024	I-2, General Industrial



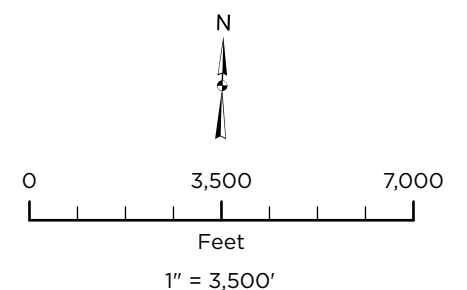


Industrial Analysis 2026 Industrial Parcels Map 1

City of Auburn Hills

Legend

- City of Auburn Hills
- Active Tax Abatement
- Anticipated Tax Abatement
- Existing Industrial
- Greenfield
- Unbuildable



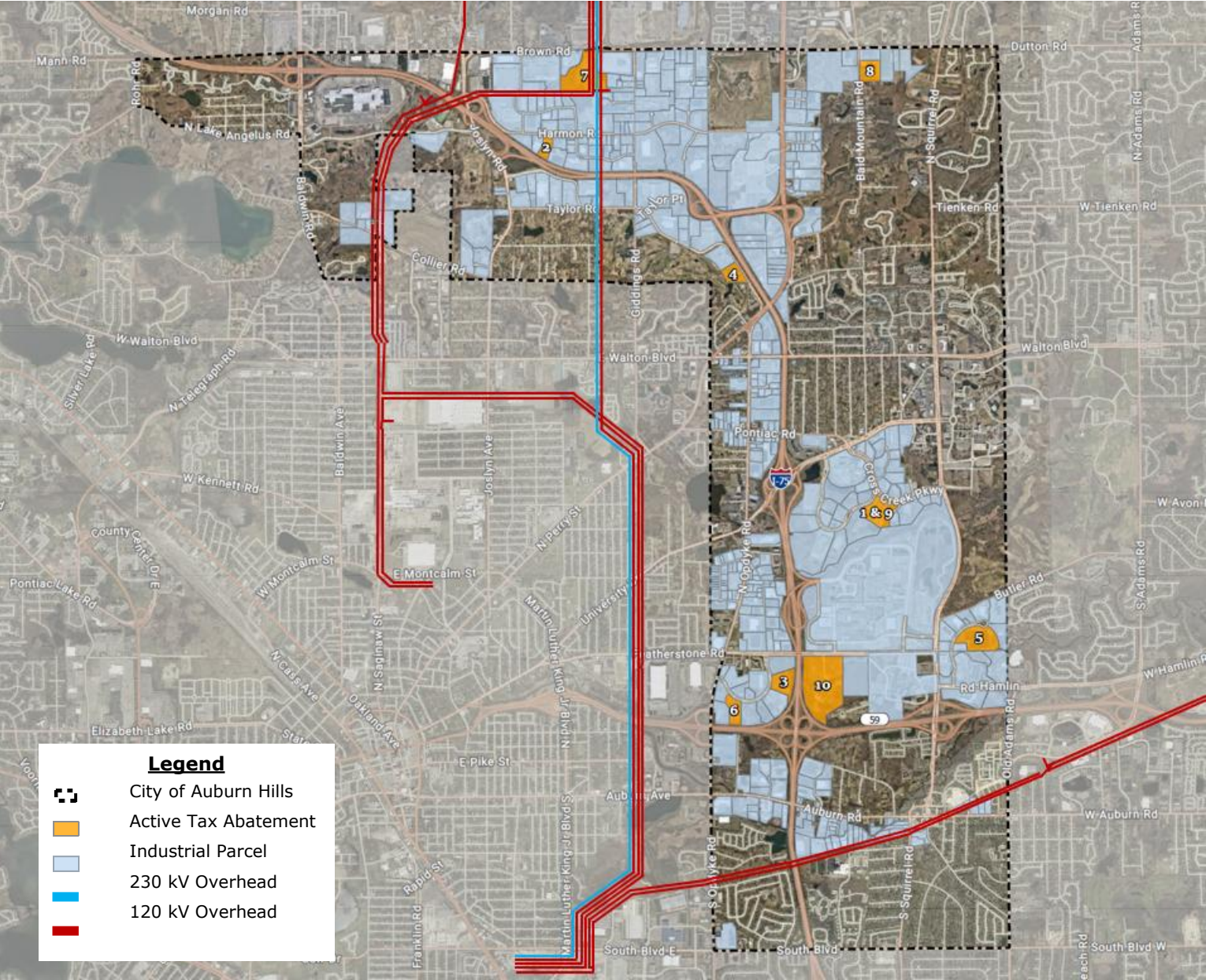
Source: Data provided by Oakland County and the City of Auburn Hills. OHM Advisors does not warrant the accuracy of the data and/or the map. This document is intended to depict the approximate spatial location of the mapped features within the Community and all use is strictly at the user's own risk.

Coordinate System: NAD 1983 StatePlane Michigan South FIPS 2113 Feet Intl

Map Published: November 13, 2025



City of Auburn Hills Industrial Parcels Request



Source	Load (MVA)	Minimum Combined DTE & ITC Footprint
120kV	Up to 60	235' x 260' (~1.5 acres)
	60-120	460' x 420' (~4.5 acres)
	120-180	515' x 500' (~6 acres)
	180-240	Dependent on final configuration
230kV	Service requirements subject to further assessment	

***Only overhead transmission lines are depicted.**

Area 1 – Auburn Hills Industrial Parcels

Electric Capabilities:

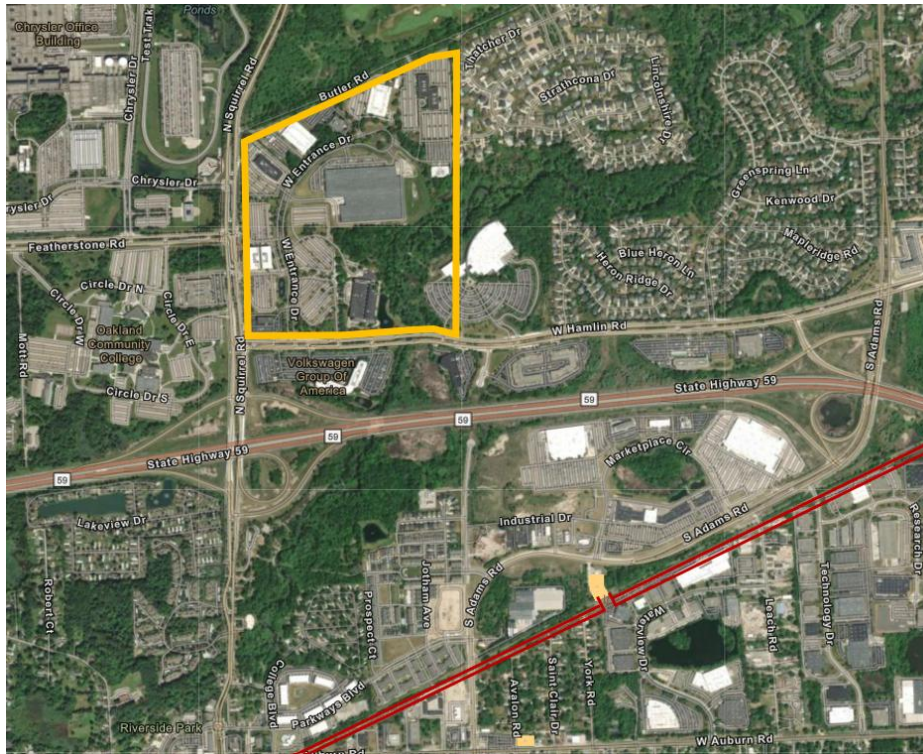
- Several overhead transmission circuits run through this defined area
- Plan for long-term service:
 - At a minimum, for loads greater than 10 MW ITC would need to construct a new 120kV switching station on the customer's property and loop in the 120kV circuit to the station. Additional system upgrades to support the load may be required. Additional ITC studies will be needed to confirm transmission capabilities.
 - DTE would construct a new 120kV-13.2kV industrial substation on the customer's property. Alternatively, the customer could elect to construct, own, and maintain their own substation instead of a DTE-owned substation; however, an ITC station would still be required.
- Timeline may exceed 30-36 months
 - Initial service: ≤ 50 MW may be available via radial taps but may exceed 24 months.

Capacity on electric circuits changes with each customer request, and no capacity is reserved at this time for this potential customer. To reserve capacity a formal Method of Service request would be required should the customer decide to move forward with a specific location. Requests for redundant feeds would also need to be evaluated in further detail by Engineering. This does not consider grid resource availability. Resource capacity timeline is reviewed by DTE's Resource Planning team during the detailed feasibility study process.

-  "Area 1" boundary
-  Existing 120 kV overhead
-  Existing 230 kV overhead



Area 2 – Auburn Hills Industrial Parcels



- "Area 2" boundary
- Existing 120 kV overhead

Electric Capabilities:

- One parallel 120kV overhead transmission circuit runs ~1.25 miles from the property.
- Due to the >1 mile line extensions required to serve the site, routing and permitting challenges are anticipated, including a freeway crossing. These factors could result in significant increases to both project costs and timelines. Customer is responsible for securing property/easements to connect their site to existing infrastructure.
- Plan for long-term service:
 - At a minimum, for loads greater than 10 MW ITC would need to construct a new 120kV switching station on the customer's property and loop in the 120kV circuit to the station. Additional system upgrades to support the load may be required. Additional ITC studies will be needed to confirm transmission capabilities.
 - DTE would construct a new 120kV-13.2kV industrial substation on the customer's property. Alternatively, the customer could elect to construct, own, and maintain their own substation instead of a DTE-owned substation; however, an ITC station would still be required.
- Timeline may exceed 36-42 months
 - Initial service: ≤50 MW may be available via radial taps but may exceed 24 months.

Capacity on electric circuits changes with each customer request, and no capacity is reserved at this time for this potential customer. To reserve capacity a formal Method of Service request would be required should the customer decide to move forward with a specific location. Requests for redundant feeds would also need to be evaluated in further detail by Engineering. This does not consider grid resource availability. Resource capacity timeline is reviewed by DTE's Resource Planning team during the detailed feasibility study process.

3501-3551 Hamlin Road, Auburn Hills, MI 48326



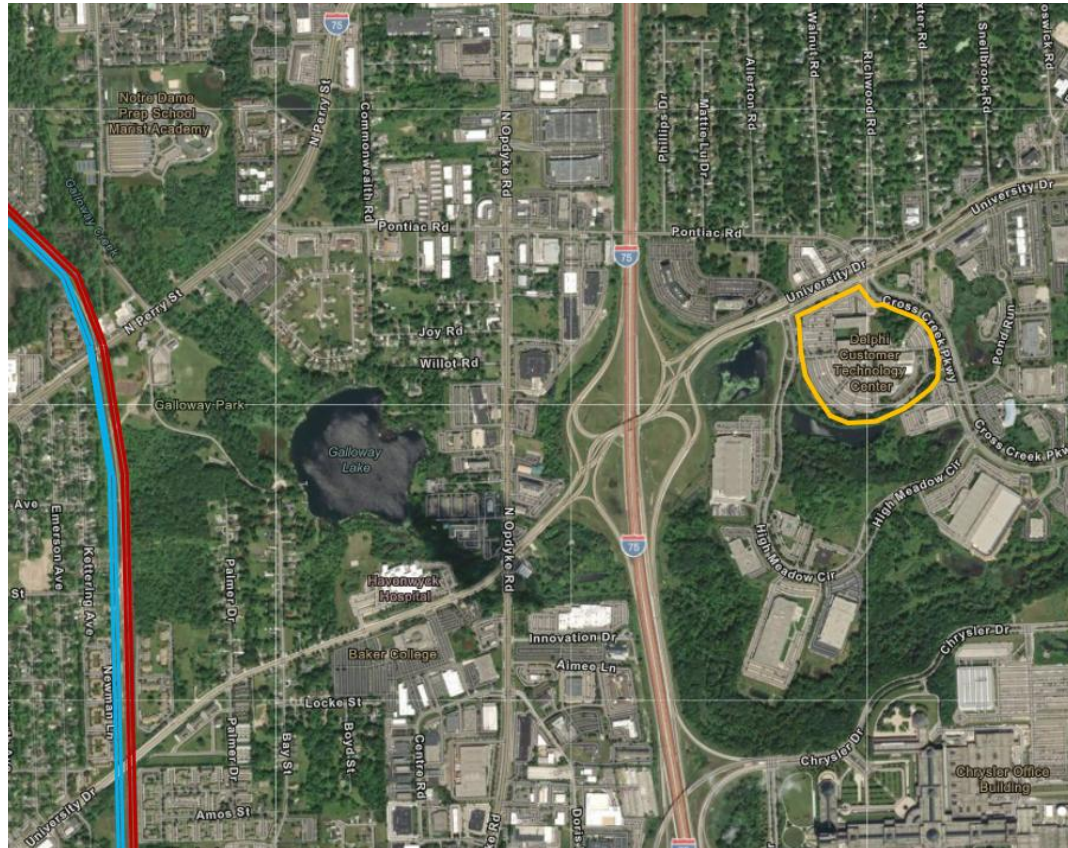
- Approximate site boundary
- Existing 120 kV overhead

Electric Capabilities:

- One parallel 120kV overhead transmission circuit runs ~1.1 miles from the property.
- Due to the >1 mile line extensions required to serve the site, routing and permitting challenges are anticipated, including a freeway crossing. These factors could result in significant increases to both project costs and timelines. Customer is responsible for securing property/easements to connect their site to existing infrastructure.
- Plan for long-term service:
 - At a minimum, for loads greater than 10 MW ITC would need to construct a new 120kV switching station on the customer's property and loop in the 120kV circuit to the station. Additional system upgrades to support the load may be required. Additional ITC studies will be needed to confirm transmission capabilities.
 - DTE would construct a new 120kV-13.2kV industrial substation on the customer's property. Alternatively, the customer could elect to construct, own, and maintain their own substation instead of a DTE-owned substation; however, an ITC station would still be required.
- Timeline may exceed 36-42 months
 - Initial service: ≤50 MW may be available via radial taps but may exceed 24 months.

Capacity on electric circuits changes with each customer request, and no capacity is reserved at this time for this potential customer. To reserve capacity a formal Method of Service request would be required should the customer decide to move forward with a specific location. Requests for redundant feeds would also need to be evaluated in further detail by Engineering. This does not consider grid resource availability. Resource capacity timeline is reviewed by DTE's Resource Planning team during the detailed feasibility study process.

3000 University Dr, Auburn Hills, MI 48326



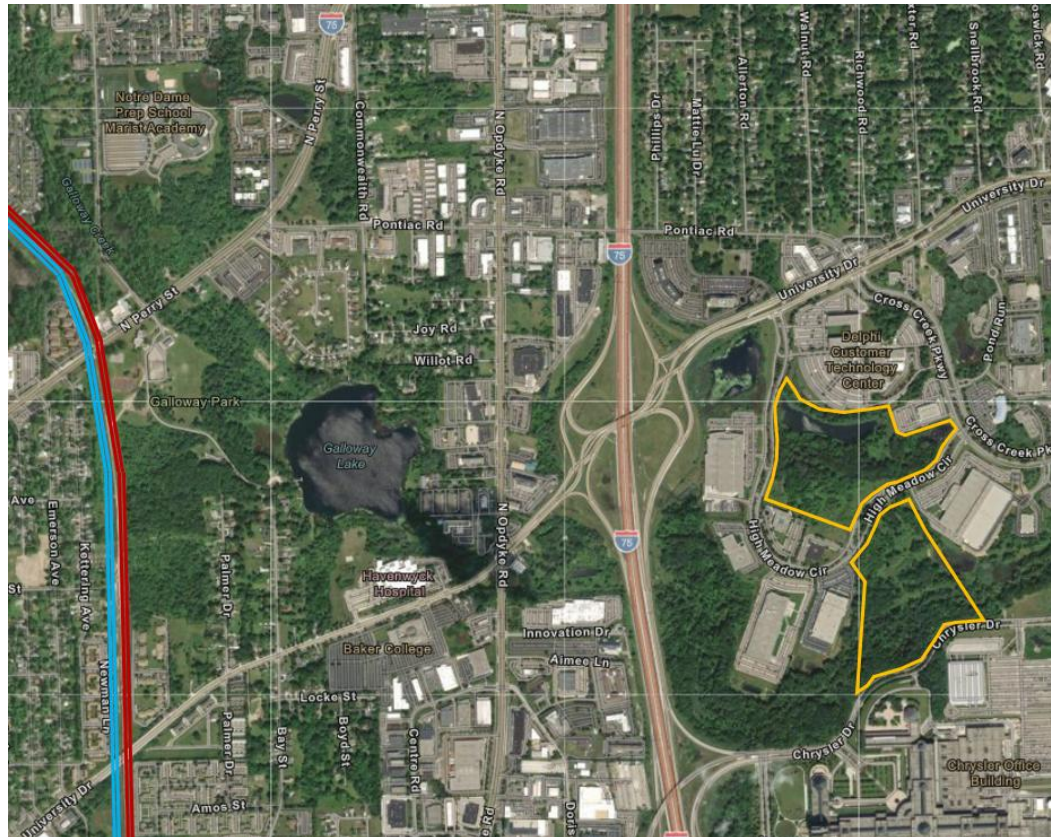
- Approximate site boundary
- Existing 120 kV overhead
- Existing 230 kV overhead

Electric Capabilities:

- One parallel 120kV overhead transmission circuit runs ~1.5 miles from the property.
- Due to the >1 mile line extensions required to serve the site, routing and permitting challenges are anticipated, including a freeway crossing. These factors could result in significant increases to both project costs and timelines. Customer is responsible for securing property/easements to connect their site to existing infrastructure.
- Plan for long-term service:
 - At a minimum, for loads greater than 10 MW ITC would need to construct a new 120kV switching station on the customer's property and loop in the 120kV circuit to the station. Additional system upgrades to support the load may be required. Additional ITC studies will be needed to confirm transmission capabilities.
 - DTE would construct a new 120kV-13.2kV industrial substation on the customer's property. Alternatively, the customer could elect to construct, own, and maintain their own substation instead of a DTE-owned substation; however, an ITC station would still be required.
- Timeline may exceed 36-42 months
 - Initial service: ≤50 MW may be available via radial taps but may exceed 24 months.

Capacity on electric circuits changes with each customer request, and no capacity is reserved at this time for this potential customer. To reserve capacity a formal Method of Service request would be required should the customer decide to move forward with a specific location. Requests for redundant feeds would also need to be evaluated in further detail by Engineering. This does not consider grid resource availability. Resource capacity timeline is reviewed by DTE's Resource Planning team during the detailed feasibility study process.

Oakland Technology Park Industrial Parcels



- Approximate site boundaries
- Existing 120 kV overhead
- Existing 230 kV overhead

Electric Capabilities:

- One parallel 120kV overhead transmission circuit runs ~1.5 miles from the property.
- Due to the >1 mile line extensions required to serve the site, routing and permitting challenges are anticipated, including a freeway crossing. These factors could result in significant increases to both project costs and timelines. Customer is responsible for securing property/easements to connect their site to existing infrastructure.
- Plan for long-term service:
 - At a minimum, for loads greater than 10 MW ITC would need to construct a new 120kV switching station on the customer's property and loop in the 120kV circuit to the station. Additional system upgrades to support the load may be required. Additional ITC studies will be needed to confirm transmission capabilities.
 - DTE would construct a new 120kV-13.2kV industrial substation on the customer's property. Alternatively, the customer could elect to construct, own, and maintain their own substation instead of a DTE-owned substation; however, an ITC station would still be required.
- Timeline may exceed 36-42 months
 - Initial service: ≤50 MW may be available via radial taps but may exceed 24 months.

Capacity on electric circuits changes with each customer request, and no capacity is reserved at this time for this potential customer. To reserve capacity a formal Method of Service request would be required should the customer decide to move forward with a specific location. Requests for redundant feeds would also need to be evaluated in further detail by Engineering. This does not consider grid resource availability. Resource capacity timeline is reviewed by DTE's Resource Planning team during the detailed feasibility study process.

MARKED UP COPY

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Added

ARTICLE XII T&R, TECHNOLOGY AND RESEARCH DISTRICTS

PREAMBLE

The T&R Technology and Research Districts are designed to provide for the coordinated development and complementary research, office, applied technology, and light industrial uses in a planned complex which offers a full range of support facilities and services including hotels, recreation, and multiple family housing.

- ~~1. Technology and Research Districts are to be located and designed to:~~
- ~~2. Create employment and activity focal points which benefit the surrounding community.~~
- ~~3. Provide opportunities for establishing mutually supportive relationships with institutions for higher learning.~~
- ~~4. Afford safe and efficient access to and from nearby highway interchanges.~~
- ~~5. Ensure a high standard of visual and environmental quality by preserving significant open spaces, protecting natural site amenities, and strictly limiting the nuisance impacts sometimes associated with light industrial operations.~~
- ~~6. Create a unified District image through coordinated infrastructure development, site planning, and architectural design.~~

The T&R, Technology and Research Districts are established to provide a high-quality environment for corporate and regional headquarters, research and development facilities, advanced technology enterprises, automation and robotics operations, aerospace, life sciences, biotechnology, information technology, engineering, and other employment-generating uses of a similar character and intensity. The Districts are intended to support Auburn Hills' role as a hub for corporate investment, innovation, and advanced technology employment opportunities by encouraging the development of businesses and facilities that contribute to the City's diversified economic base.

Technology and Research Districts are intended to be located and designed to:

- 1. Support innovation, investment, and economic growth by providing a business environment that encourages the development, retention, expansion, and diversification of technology-based, research-oriented, and advanced employment uses across multiple industry sectors;**
- 2. Accommodate complementary accessory and support uses that serve the operational needs of businesses and employees within the District, provided such uses remain clearly secondary and supportive of the District's primary corporate, research, technology, and employment-generating functions;**
- 3. Promote high-quality development standards through coordinated site planning, building design, architecture, landscaping, and infrastructure improvements that reflect the District's importance as a location for corporate, research, and advanced technology investment; and**
- 4. Protect the long-term function and economic vitality of the District by ensuring compatibility among permitted uses, maintaining adequate infrastructure capacity, and encouraging development patterns that are consistent with surrounding land uses and the City's long-range planning objectives.**

SECTION 1200. PRINCIPAL USES PERMITTED

In the T&R Technology and Research District no building or land shall be used and no building shall be erected except for one (1) or more of the following specified uses, unless otherwise provided in this Ordinance:

1. Any use charged with the principal function of research, design, and development of pilot or experimental products and processes including research labs, training facilities, and light assembly operations as adjuncts to the principal use. Assembly operations shall be limited to those involving premanufactured finished objects and components and shall include only the incidental fabrication, machining, or forming of metal, plastic, or other materials as part of product development, experimentation, demonstration and repair, or the provision of customized components.
2. ~~Data processing and computing centers, and related services,~~
3. 2 Single and multi-tenant office buildings. Sales as an adjunct to the principal use are also permitted.
4. 3 Accessory buildings and accessory uses customarily incidental to any of the above principal uses permitted (e.g., child care, food service, and health/workout rooms, and other similar adjunct uses provided within a facility which are intended for sole use of the workers of said facility and not the general public.
5. 4 Uses determined to be similar to the above principal permitted uses in accordance with the criteria set forth in Section 1827 and which are not listed below as Special Land Uses Permitted.

SECTION 1201. SPECIAL LAND USES PERMITTED:

The following uses may be permitted under the purview of Section 1818 by the City Council, after site plan review and Public Hearing by the Planning Commission, and subject further to such other reasonable conditions which, in the opinion of the City Council, are necessary to provide adequate protection to the health, safety, general welfare, morals and comfort of the abutting property, neighborhood and the City of Auburn Hills:

1. Retail business conducted wholly within an enclosed building. Such uses shall be accessory to the principal use of the premises. Freestanding retail shopping centers and freestanding restaurants, including drive-through and drive-in restaurants, shall not be permitted in the district.
2. Banks and credit unions with drive-in facilities may be permitted when said drive-in facilities are incidental to the principal function, and subject to the following conditions:
 - A. Drive-up stations shall provide at least five (5) queuing spaces eighteen (18) feet long by ten (10) feet wide from each order/transaction station. The lane containing the queuing spaces shall be separate and distinct from other access drives and maneuvering lanes for parking spaces. The queuing space lane shall have a clear width of ten (10) feet and be physically separated from access drives, maneuvering lanes and parking spaces with a landscaped area eight (8) feet wide with raised curbs on all sides.
 - B. Drive-up windows shall provide at least ten (10) queuing spaces eighteen (18) feet long by ten (10) feet wide from the window. The lane containing the queuing spaces shall be separate and distinct from other access drives and maneuvering lanes for parking spaces. The queuing space lane shall have a clear width of ten (10) feet and be physically separated from access drives, maneuvering lanes and parking spaces with a landscaped area eight (8) feet wide with raised curbs on all sides.
3. New motels, hotels, and conference centers, or the expansion of existing motels, hotels, and conference centers, shall only be permitted in the T&R Technology and Research Districts via Section 1830. Planned Unit Development Option. The decision to approve a Planned Unit Development allowing a motel, hotel, and/or conference center, or the expansion of an existing motel, hotel, and/or conference center, in the T&R Technology and Research Districts shall be at the sole discretion of the City Council, after recommendation from the Planning Commission. An applicant shall not have the right to seek relief from this section to the Zoning Board of Appeals. Motels, hotels, and conference centers approved by the City Council in the T&R Technology and Research Districts before February 17, 2020 shall be considered legally conforming and subject to the Zoning Ordinance standards and conditions in effect at the time of the City approval.
4. Nursery schools, day nurseries and child care centers provided the following conditions are met:
 - A. Such facilities shall be located on major thoroughfares with an existing or proposed right-of-way of one hundred and twenty (120) feet.

- B. Any area not used for parking in the front yard shall be kept in lawn and landscaped in accordance with Section 1808.
 - C. Outdoor play areas shall be in the side or rear yard in the amount of one hundred (100) square feet for each child cared for, but at least a minimum of one thousand two hundred (1,200) square feet.
 - D. Whenever the school or center abuts a residential district, parking, drop off, and play areas shall be screened with an obscuring six (6) foot fence or wall, four foot six inch (4'6") high berm with landscaping or a twenty (20') foot wide greenbelt landscaped in accordance with Section 1808, or a combination of the above, whichever in the opinion of the Planning Commission and City Council achieves the objective of screening and controlling noise levels.
 - E. Any other conditions which the Planning Commission and City Council deem necessary to assure that the technology and research character of the district shall be maintained.
5. Multiple family residential dwellings shall not be permitted as a Special Land Use, but shall only be permitted via Section 1830. Planned Unit Development Option in the T&R Technology and Research Districts. The decision to approve a Planned Unit Development allowing multiple family residential dwellings in the T&R Technology and Research Districts shall be at the sole discretion of the City Council, after recommendation from the Planning Commission. An applicant shall not have the right to seek relief from this section to the Zoning Board of Appeals.
6. Public, quasi-public, and commercial recreation facilities including parks, golf courses, health and athletic clubs.
7. ~~Light industrial uses listed as Principal Uses Permitted in Section 1300 when conducted wholly within an enclosed building and subject to the Required Conditions specified below in Section 1202.~~
- Clean industrial uses may be permitted as Special Land Uses within the T&R District when conducted entirely within an enclosed building and when consistent with the purpose and intent of the District. Such uses shall comply with the requirements of Section 1202 and shall be subject to the following standards:**
- A. Definition and Operational Characteristics.** For purposes of this Section, a clean industrial use is a light industrial operation involving the assembly, incidental fabrication, processing, testing, research, development, or production of advanced technology, high-value, precision, or specialized products within an enclosed building. Clean industrial uses shall utilize processes designed to minimize external impacts, including noise, vibration, odors, dust, smoke, emissions, outdoor storage, and truck traffic. A clean industrial use may constitute the principal use of a site and need not be accessory to an office, research and development, or corporate headquarters use. A clean industrial use does not include a Data Center, as defined in Section 1837.
 - B. Site and Building Design Standards.** Buildings and sites occupied by clean industrial uses shall maintain the high-quality character and development standards of the T&R District through superior site design, landscaping, greenspace, and architecture. Building elevations visible from public rights-of-way, private road easements, or adjacent properties shall incorporate high-quality materials, glazing, and architectural features consistent with a corporate, research, or technology-oriented appearance.
 - C. Transportation and Freight Limitations.** Truck traffic associated with clean industrial uses shall be limited to deliveries and shipments customary and incidental to the operation of the use. Warehouses, distribution centers, fulfillment centers, freight terminals, logistics facilities, and similar uses whose primary function is the storage, distribution, or movement of goods are prohibited, regardless of whether such facilities include office, corporate, or administrative space. Uses that are dependent upon high-volume truck traffic or intensive freight movement are likewise prohibited.
8. Vertical Take-Off and Landing fields (VTOL), and Heliports shall be permitted subject to the following conditions:
- A. The minimum site size for heliports shall be one (1) acre, unless the location or other circumstances would dictate a smaller site, and shall conform in dimension to the requirements of the FAA.
 - B. Any petitioner for a heliport shall prepare a written statement to City Council addressing at least the following factors:

1. Minimum obstructions in the approach and departure area.
 2. Minimum disturbance from noise and desirable location with regard to adjacent land use.
 3. Access to surface transportation.
 4. Safety precautions for the control of pedestrian and vehicular circulation in relation to the heliport.
9. Wireless communication facilities in accordance with the standards and requirements listed in Section 1832, except for co-location applications which are subject to the administrative review provisions listed in Section 1832, Item K.
10. Vehicular evaluating tracks, provided the following conditions are met:
- A. The track shall be screened from public view in accordance with Section 1808.
 - B. Any outdoor lighting shall be shielded in compliance with Section 1810.
 - C. The noise limitations and other requirements of Section 1807, shall be adhered to.
 - D. Adequate safeguards shall be provided to prevent the trespass of animals onto the track.
11. Outside storage of vehicles only when the vehicles are accessory to the principal use of the premises. The vehicle storage shall relate to the retrofit, manufacture, or testing of said vehicles. Space for said outside storage of vehicles shall be provided in addition to required parking. Such areas shall be screened from adjacent public right-of-ways and properties with a minimum twenty-five (25) foot landscaped greenbelt with staggered eight (8) foot evergreen trees. Alternative screening techniques within the minimum twenty-five (25) foot landscaped greenbelt shall be at the discretion of the City Council, after recommendation from the Planning Commission. *Exception: The Director of Community Development may approve the outside storage of vehicles only when the vehicles are accessory to the principal use of the premises and provided the total site area is no less than four-hundred (400) contiguous acres.*
12. Colleges, universities, and other such institutions of higher learning, both public and private, provided the property is located on the land bounded by M-59 and Featherstone Road, between I-75 and Squirrel Road. In addition to requirements for signs permitted within Section 1811. Signs, the following additional sign standards shall apply:
- A. Two (2) automatic changeable copy signs may be permitted and shall be considered as a separate special land use under the purview of Section 1818, provided the following conditions are met:
 1. The sign shall meet the standards of Section 1811.3(C)1 for automatic changeable copy signs, with the following exceptions:
 - a. The sign may be increased in height from ten (10) feet to twelve (12) feet and in width from twelve (12) feet to twenty (20) feet.
 - b. The LED copy area of the sign may be increased from sixty (60) to eighty (80) square feet in size.
 - c. The signs shall be setback a minimum of one (1) foot from the road right-of-way and adjacent property lines.
 - d. The total sign area on each face of the sign shall not exceed two hundred (200) square feet.
 - B. Two (2) signs incorporated in decorative landscape walls may be permitted and shall be considered as a separate special land use under the purview of Section 1818, provided the following conditions are met:
 1. The signs may only be permitted along Squirrel Road and Featherstone Road.
 2. The height of the sign shall not exceed eight (8) feet.
 3. The signs shall be setback a minimum of one (1) foot from the road right-of-way and adjacent property lines.
 4. The total sign area of each sign may not exceed two hundred (200) square feet.
 - C. One (1) accessory identification pylon sign may be permitted on the property adjacent to an interstate highway and shall be considered as a separate special land use under the purview of Section 1818, provided the following conditions are met:
 1. The height of the sign shall not exceed sixty-five (65) feet.
 2. The sign shall be setback a minimum of thirty (30) feet from the road right-of-way and adjacent property lines.

3. The total sign area permitted on each face of the sign shall not exceed two hundred (200) square feet.
- D. The signs described in this subsection A-C may be submitted in a single special land use permit application package or in parts.
14. **Data centers and related data processing and computing facilities, subject to the requirements of Section 1837.**
43. **14** Accessory buildings and accessory uses customarily incidental to any of the above special land uses permitted.
44. **15** Special land uses determined to be similar to the above special land uses in accordance with the criteria set forth in Section 1828. The application for Special Land Use Approval will be evaluated on the basis of the following criteria in addition to the requirements of Section 1818. Will the proposed development:
 1. Have an adverse effect on the ambient noise level for a significant number of people?
 2. Have an adverse visual or aesthetic effect?
 3. Adversely divide or disrupt an established community, or divide existing uses?
 4. Have an adverse effect on areas of unique interest or scenic beauty?
 5. Destroy or detract from important recreational areas?
 6. Interfere with important wildlife breeding, nesting, or feeding grounds?
 7. Significantly increase air or water pollution?
 8. Adversely affect the water table of the area?
 9. Cause excessive congestion on existing ground transportation facilities?
 10. Adversely affect the Master Land Use Plan for the area and the City?

SECTION 1202. REQUIRED CONDITIONS:

Principal and Special Land Uses Permitted shall be subject to the following conditions, as applicable:

1. Building Height:
Any building over four (4) stories shall require the approval of the City Council in accordance with Section 1818. Any mechanical equipment on the roof of the building, and penthouses on the building, may not be more than twenty (20) feet in height. Mechanical equipment and penthouses are not counted as a story for purposes of this Section.
2. Setbacks:
 - A. Buildings containing office uses, light industrial uses or research-related lab and/or assembly operations, or any mixture of said uses, shall be setback a minimum of fifty (50) feet from any public right-of-way. Minimum side and rear yard setbacks specified in Section 1701 for I-1, Light Industrial uses shall be observed.
 - B. Buildings four (4) stories or taller shall provide a minimum front, side, and rear setback equal to the height of the building.
 - C. Nursery schools, day nurseries, and child care centers shall observe the minimum setback requirements specified in Section 1701 for the B-2, General Business district.
 - D. Hotels, motels, and conference centers shall be set back a minimum of fifty (50) feet from any public right-of-way. Minimum side and rear yard setbacks shall be equal to the height of the building.
 - E. Public, quasi-public, and commercial recreation buildings shall be setback a minimum of fifty (50) feet from any public right-of-way. Minimum side and rear yard setbacks specified in Section 1701 for B-2, General Business uses shall be observed.
 - F. All buildings shall be located at least one hundred (100) feet from any residential development.
 - G. All residential uses shall observe the applicable minimum setback requirements specified in Section 1700.
3. Landscaping and Buffers:
 - A. Landscaping shall be provided in accordance with the requirements of Section 1808.
 - B. A minimum twenty-five (25) foot landscaped greenbelt shall be provided abutting public right-of-ways and private road easements in accordance with Section 1808 and kept free of parking.

- C. A minimum twenty-five (25) foot landscaped greenbelt with staggered eight (8) foot evergreen trees shall be provided between residential and non-residential uses. Alternative screening techniques within the minimum twenty-five (25) foot landscaped greenbelt shall be at the discretion of the City Council, after recommendation from the Planning Commission.
 - D. For each one (1) story increase over four (4) stories, an additional three (3) feet of greenbelt shall be added to the greenbelt required by Section 1805 and Section 1808. This provision shall not apply to the twenty-five (25) foot required greenbelt.
- 4. Outside Storage:
No outside storage shall be permitted, with the exception of outside storage of vehicles as provided in Section 1201, Item 11.
 - 5. Off-Street Parking:
Off-street parking shall be provided in accordance with Sections 1804 and 1805.
 - 6. Cross-Access Interior Drives:
Cross-access interior drives, or drives that will allow vehicles to move from one site to another without entering the frontage street, may be required.
 - 7. Off-Street Loading:
Off-street loading space shall be provided in accordance with Section 1701, Item p and Section 1806, with the exception that office uses shall provide paved loading space at a ratio of ten (10) square feet per front foot of building.
 - 8. Performance Standards:
All development shall adhere to the Performance Standards specified in Section 1807.
 - 9. Protection of Natural Amenities:
Natural terrain and amenities shall be protected and preserved to the greatest extent possible.
 - 10. Site Plan Review:
Site plan review and approval is required for all development within the District in conformance with Section 1815.
 - 11. Freestanding Lighting:
Freestanding light poles shall not exceed forty (40) feet in height and lighting shall be shielded onto the site so as to not become a nuisance to adjacent areas. For purposes of clarification, the height of light poles illuminating outdoor recreation facilities permitted via Section 1201, Item 6 may exceed forty (40) feet in height at the discretion of the City Council upon Special Land Use review and approval of said use.

SECTION 1203. AREA AND BULK REQUIREMENTS

See Article XVII, Schedule of Regulations, for additional requirements limiting the height and bulk of buildings and not in conflict with this Article XII.

(Amended: 3-06-00 per Ordinance No. 658)
(Amended: 11-11-02 per Ordinance No. 712)
(Amended: 10-06-03 per Ordinance No. 726)
(Amended: 6-26-17 per Ordinance No. 894)
(Amended: 2-17-20 per Ordinance No. 913)
(Amended: 3-18-24 per Ordinance No. 938)
(Amended: 3-17-25 per Ordinance No. 946)

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Removed

Added

ARTICLE XIII I-1, LIGHT INDUSTRIAL DISTRICTS

PREAMBLE

The I-1 Light Industrial Districts are designed so as to primarily accommodate wholesale activities, warehouses, and industrial operations whose external physical effects are restricted to the area of the District, and in no manner affect in a detrimental way any of the surrounding districts. The I-1 District is so structured as to permit, along with any specified uses, the manufacturing, compounding, processing, packaging, assembly, and/or treatment of finished or semi-finished products, from previously prepared material, it being the intent that the processing of raw material for shipment in bulk form, to be used at an industrial operation at another location, not be permitted.

The general goals of this use district include, among others, the following specific purposes:

1. To provide sufficient space, in appropriate locations, to meet the needs of the City's expected future economy for selected types of manufacturing.
2. To promote manufacturing development which is free from danger of fire, explosions, toxic and noxious matter, radiation, and other hazards, and from offensive noise, vibration, smoke, odor, and other objectionable influences.
3. To promote the most desirable use of land in accordance with a well considered plan. To protect the character and established pattern of adjacent development, to conserve the value of land and buildings, and other structures, and to protect the City's tax revenues.

SECTION 1300. PRINCIPAL USES PERMITTED:

In the I-1 Light Industrial Districts no building or land shall be used and no building shall be erected except for one (1) or more of the following specified uses, unless otherwise provided for in this Ordinance:

1. Any of the following uses when conducted wholly within a completely enclosed building (no outside storage of permanent vehicles, material or equipment):
 - A. Warehousing and wholesale establishments, with retail sale only if accessory to the principal use.
 - B. The manufacture, compounding, processing, packaging, or treatment of such products as, but not limited to: bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food products, hardware, and cutlery; tool, die, gauge and machine shops.
 - C. The manufacture, compounding, assembling or treatment of articles or merchandise from previously prepared materials such as , but not limited to: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stone, shell, textiles, tobacco, wax, wire, wood (excluding saw and planing mills), and yarns. Sheet metal stamping is not permitted as a principal use.
 - D. The manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas.
 - E. Manufacture of musical instruments, toys, novelties, and metal or rubber stamps, or other small molded rubber products.
 - F. Manufacture or assembly of electrical appliances, electronic instruments and devices, radios and phonographs.
 - G. Manufacture and repair of electric or neon signs, light sheet metal products, including heating and ventilating equipment, cornices, eaves, and the like.

- H. Automobile repair stations, automobile or other machinery assembly plants; painting and varnishing shops, and undercoating shops.
- I. Experimental, film or testing laboratories.
- J. Building material storage and sales in an enclosed building.
- 2. Private paramedical emergency facilities subject to the following conditions:
 - A. Such facilities shall be located only on collector thoroughfares or major thoroughfares as indicated on the adopted Major Thoroughfare Plan of the City of Auburn Hills.
 - B. All ingress and egress on the site shall be located at least fifty (50) feet from any adjacent property line or right-of-way line.
 - C. If not in existence, a passing lane shall be provided opposite the ingress/egress route used for paramedical and such other emergency vehicles in addition to the required acceleration and deceleration lanes. The passing lane is required to insure that the purpose and intent of this Zoning Ordinance is met, and is deemed necessary to prevent traffic congestion in order to assure proper egress for fast moving and accelerating emergency vehicles in order to protect the health and safety of the citizens of Auburn Hills and abutting areas.
 - D. All such facilities shall be developed on sites of at least one (1) acre in area.
- 3. Any use charged with the principal function of research, design and development of pilot or experimental products and processes including research labs, training facilities, and light assembly operations as adjuncts to the principal use. Assembly operations shall be limited to those involving premanufactured finished objects and components, and shall include only the incidental fabrication, machining or forming of metal, plastic, or other materials as part of product development, experimentation, demonstration and repair, or the provision of customized components.
- ~~4. Data processing and computing centers and related services.~~
- ~~5. 4.~~ Oil and gas wells in accordance with the criteria set forth in Section 1835.
- ~~6. 5.~~ Accessory buildings and accessory uses customarily incidental to any of the above principal uses permitted; however, accessory uses shall not exceed fifty (50) percent of the gross building area (e.g., general office, child care, food service, health/workout rooms, and other similar adjunct uses provided within a facility which are intended for sole use of the workers of said facility and not the general public).
- ~~7. 6.~~ Uses determined to be similar to the above principal permitted uses in accordance with the criteria set forth in Section 1827 and which are not listed below as special land uses.

(Amended: 11-11-02 per Ordinance No. 712)

(Amended: 4-21-14 per Ordinance No. 859)

SECTION 1301. SPECIAL LAND USES PERMITTED:

The following uses may be permitted under the purview of Section 1818 by the City Council, after site plan review and Public Hearing by the Planning Commission, and subject further to such other reasonable conditions which, in the opinion of the City Council, are necessary to provide adequate protection to the health, safety, general welfare, morals and comfort of the abutting property, neighborhood and City of Auburn Hills:

- 1. Lumber and planing mills when completely enclosed and when located in the interior of the District so that no property line shall form the exterior boundary of the I-1 District.
- 2. Metal plating, buffing and polishing, subject to appropriate measures to control the type of process to prevent noxious results and/or nuisances.
- 3. Sheet metal stamping operations limited to die tryout and prototype parts (vs. regular production parts) provided that blank sizes shall be limited to 54 inches by 36 inches by 0.035 inches, and further provided that Performance Standards of Section 1807, Item 10 shall be adhered to. In addition to the information required for Site Plan Review by Section 1815, Items 3 and 5, the petitioner shall provide data on soil conditions and assurances, through press foundation design or other, that potential changing ground conditions will not cause increases to noise levels and vibration standards exceeding maximum allowable limitations.
- 4. Storage of vehicles such as trucks, farm implement tractors, off-road self-propelled vehicles, and trailers when accessory to the main use of the building subject to controls to eliminate unsightly appearance.

5. The temporary storage of vehicles overnight or through weekend days only when the vehicles are accessory to the main use of the premises. Space for such parking shall be provided in addition to required employee parking.
6. Check cashing facilities other than banks, savings and loans, and credit unions only when located on an individual parcel not accessible to any other use, and only when not adjacent to a parcel which contains a retail or restaurant use.
7. Self-storage facilities used to provide temporary storage needs for businesses, apartment dwellers, and other individuals on a self-service basis subject to the following:
 - A. The minimum site size devoted to traditional facilities with rows of multiple single-story storage buildings with self-service primarily accessible from an exterior driveway shall not be less than ten (10) acres. Vertical, multiple-story climate controlled facilities, dedicated for the exclusive use of storage, with self-service access primarily from common interior spaces shall have no minimum site size.
 - B. Ingress and egress from the site shall be provided from a major thoroughfare of one hundred and twenty (120) feet in existing or proposed right-of-way.
(Amended: 1-22-07 per Ordinance No. 795)
8. Warehouse, storage and transfer, electric and gas service buildings and yards, water supply plants, water and gas tank holders, railroad transfer and storage tracks, heating and electric power generating plants, and railroad right-of-way.
9. Building material storage and sales, including landscaping materials and pallets.
10. Sales space for new cars, motor homes, travel trailers, and mobile homes, with used cars, used motor homes, used travel trailers, and used mobile homes as an accessory facility only to the new sales, subject to the following:
 - A. All lighting shall be shielded from adjacent residential districts in accordance with Section 1810.
 - B. Ingress and egress to the outdoor sales area shall be at least sixty (60) feet from the intersection of the right-of-way of any two (2) streets.
 - C. Screening and landscaping shall be provided in accordance with Section 1808 where the I-1 District abuts R, RM, MHP or residential uses in the SP Special Purpose District.
11. Sales space for used cars provided the following conditions are met:
 - A. Such uses shall only be allowed on major thoroughfares of one hundred and twenty (120) feet in right-of-way.
 - B. Ingress and egress to the site shall be at least sixty (60) feet from the intersection of the right-of-way of any two (2) streets.
 - C. In addition to loading and unloading area, parking spaces, and maneuvering lanes, display areas shall be provided with asphaltic or concrete surfacing.
12. Indoor recreational uses involving large uses of a nature which could be easily converted to industrial usage.
13. Wireless communication facilities in accordance with the standards and requirements listed in Section 1832. Wireless Communication Facilities, except for co-location applications which are subject to the administrative review provisions listed in Section 1832, Item K.
14. Vertical Take-Off and Landing fields (VTOL), and Heliports shall be permitted subject to the following conditions:
 - A. The minimum site size for heliports shall be one (1) acre, unless the location or other circumstances would dictate a smaller site, and shall conform in dimension to the requirements of the FAA.
 - B. Any petitioner for a heliport shall prepare a written statement to City Council addressing at least the following factors:
 1. Minimum obstructions in the approach and departure area.
 2. Minimum disturbance from noise and desirable location with regard to adjacent land use.
 3. Access to surface transportation.
 4. Safety precautions for the control of pedestrian and vehicular circulation in relation to the heliport.
15. Commercial Kennel and Animal Husbandry. The raising for profit of any fur bearing animals or commercial kennel shall be permitted on parcels of five (5) acres or more in size and the pens or

cages shall be located not less than one hundred (100) feet from any front, side or rear property line, and further provided that such use shall not be injurious to the surrounding neighborhoods. The property shall not be located within 1,000 ft. of a residential district. In the instance of the raising for profit of horses, cows, or other large animals that weigh two hundred (200) pounds or over at maturity, the minimum site size shall be five (5) acres plus one (1) acre for each additional animal. Further, all requirements of the Performance Standards in Section 1807 shall be adhered to.

A. Doggy Day Care Facility - Exception

1. Site size, building size, setbacks, and location.
 - a. The minimum parcel size shall be three-quarters (3/4) of an acre.
 - b. The maximum number of kennels and dogs housed in the kennel / indoor play area (e.g., excluding office, lobby, breakrooms) shall be determined by the following ratios:
 - i. 1 kennel per 125 sq. ft. of kennel / indoor play area
 - ii. 1 dog per 75 sq. ft. of kennel / indoor play area
 - c. The building and outdoor play area together shall meet setback requirements for the I-1, Light Industrial district.
 - d. Property shall not be located within 1,000 ft. of a residential district.
 - e. Said use shall not be permitted in multi-tenant buildings.
2. Permitted Use.
 - a. Animals shall be limited to dogs.
 - b. Dogs may be groomed, trained, exercised, socialized, and boarded overnight; but not bred, sold, or let for hire.
 - c. Accessory uses may include the retail sale of products related to the operation.
3. Outdoor Play Area. All animal boarding and training shall be located inside the building, with the exception that on-site outdoor play areas may be permitted for limited use.
 - a. The location and size of the outdoor play area shall be at the full discretion of the City Council, after recommendation from the Planning Commission. The size of the outdoor play area shall be a minimum of 10% of the enclosed structure and a maximum 20% of the enclosed structure.
 - b. A sight-obscuring fence shall provide full containment for the animals. The fence structure shall be deep enough and secured to the ground to prevent escape and high enough to prevent the animals from jumping or climbing over.
 - c. The outdoor play area shall be cleaned at least daily. Liquid animal waste shall be disposed of in accordance with best management practices.
4. Interior Requirements. In addition to requirements of the Building Code as determined by the Building Official, the facility shall:
 - a. Utilize impervious, washable materials for all wall finish materials a minimum of 48 inches from the floor (e.g., sealed masonry, ceramic tile, glassboard, or marlite). Floor finish shall be sealed concrete or other approved impervious surface. Liquid-tight curbing, at least six inches high, shall be installed along all walls for sanitary confinement and wash-down cleaning.
 - b. Connect the floor drain system to the sanitary sewer system.
5. Waste Disposal. Refuse pick-up shall be a minimum of two (2) times a week, unless the Building Official determines additional disposal is required. Animal wastes shall be enclosed in a container of sufficient construction to eliminate odors.

(Amended: 8-01-05 per Ordinance No. 756)

16. Restaurants, including those defined as drive-through, provided the following requirements are met:
 - A. There shall be a minimum distance of at least two thousand (2,000) lineal feet between restaurants with indoor seating only, regardless of zoning district, on the same side of any right-of-way.
 - B. There shall be a minimum distance of at least two thousand (2,000) lineal feet between drive-through and/or drive-in restaurants, regardless of zoning district, on the same side of any right-of-way.
 - C. The minimum yard requirements of the B-2 General Business District shall be adhered to.

- D. Such uses shall only be allowed on major thoroughfares existing or proposed to be at least one hundred and twenty (120) feet in right-of-way.
 - E. Ingress and egress to the site shall be at least sixty (60) feet from the intersection of the rights-of-way of any two (2) streets.
 - F. Ingress and egress shall be limited to one (1) boulevard entrance, unless circumstances exist where individual drives can be placed at least five hundred (500) feet apart.
 - G. Restaurants with drive-through facilities shall only be permitted on sites containing one and one-half (1½) net acres, and having one hundred and fifty (150) feet of road frontage width. The Site Plan shall clearly reflect that the queuing lane and parking maneuvering lane are not in conflict, and will not inhibit safe ingress and egress from/to the main access thoroughfare.
 - H. Restaurants with drive-through facilities shall provide at least ten (10) vehicle queuing spaces eighteen (18) feet long by ten (10) feet wide from the order station. The lane containing the queuing spaces shall be separate and distinct from other access drives and maneuvering lanes for parking spaces. The queuing space lane shall have a clear width of ten (10) feet and be physically separated from access drives, maneuvering lanes and parking spaces with a landscaped area five (5) feet wide with raised curbs on all sides.
17. Outdoor seating or outdoor facilities for the serving and/or consumption of food or beverages for restaurants and other similar uses, where food and/or beverages are served and/or consumed, subject to all provisions of Article IX, Section 902, Special Land Uses Permitted.
18. Offices, provided the following requirements are met:
- A. The Building in which the office use is to be located does not exceed fifteen thousand (15,000) square feet in total area.
 - B. The minimum yard requirements of the I-1 Light Industrial District shall be adhered to.
 - C. Loading space shall be provided in the rear or side yard in the ratio of at least ten (10) square feet per front foot of building and shall be computed separately from the off-street parking requirements.
 - D. Except as otherwise provided herein, all other requirements of the O Office District as contained in Article VII of this Ordinance shall be complied with.
19. Private clubs, fraternal organizations and lodge halls.
20. Churches and places of worship.
21. Colleges, universities and other such institutions of higher learning, both public and private, provided the property is located on the land bounded by M-59 and Featherstone Road, between I-75 and Squirrel Road.
22. Training facilities, located on parcels that are twenty-five (25) acres or greater in size, that provide a scenario-based learning environment for career preparation and continuing education in law enforcement, firefighting, and emergency medical services as well as civilian emergency preparedness.
23. **Data centers and related data processing and computing facilities, subject to the requirements of Section 1837.**
- ~~23.~~²⁴ Accessory buildings and accessory uses customarily incidental to any of the above special land uses permitted; however, accessory uses shall not exceed fifty (50) percent of the gross building area.
- ~~24.~~²⁵ Special land uses determined to be similar to the above special land uses in accordance with the criteria set forth in Section 1828.

(Amended: 11-11-02 per Ordinance No. 712)

(Amended: 5-15-06 per Ordinance No. 779)

(Amended: 6-25-18 per Ordinance No. 903)

SECTION 1302. AREA AND BULK REQUIREMENTS:

See Article XVII, Schedule of Regulations, limiting the height and bulk of buildings.

MARKED UP COPY

Removed

Added

ARTICLE XIV I-2, GENERAL INDUSTRIAL DISTRICTS

PREAMBLE

The I-2 General Industrial Districts are designed primarily for manufacturing, assembling, and fabrication activities including large scale or specialized industrial operations whose external physical effects will be felt to some degree by surrounding districts. The I-2 District is so structured as to permit the manufacturing, processing and compounding of semi-finished or finished products from raw materials. All uses in the I-2 General Industrial District shall be so regulated as to not become a nuisance to any adjacent residential district or use.

SECTION 1400. PRINCIPAL USES PERMITTED:

In the I-2 General Industrial Districts no building or land shall be used and no building shall be erected except for one (1) or more of the following specified uses, unless otherwise provided for in this Ordinance:

1. Any principal uses first permitted in an I-1 District, provided the standards of this I-2 District are met.
2. Lumber and planing mills when completely enclosed and when located in the interior of the District so that no property line shall form the exterior boundary of the District.
3. Metal plating, buffing and polishing, subject to appropriate measures to control the type of process to prevent noxious results and/or nuisances.
4. Sheet metal stamping operations provided that blank sizes shall be limited to 54 inches by 36 inches by 0.035 inches and further provided that the Performance Standards of Section 1807, Item 10 shall be adhered to. In addition to the information required for Site Plan Review by Section 1815, Items 3 and 5, the petitioner shall provide data on soil conditions and assurances, through press foundation design or other, that potential changing ground conditions will not cause increases to noise levels and vibration standards exceeding allowable limitations.
5. Experimental, film, or testing laboratories.
6. Manufacture and repair of electric or neon signs, light sheet metal products, including heating and ventilating equipment, cornices, eaves, and the like.
7. Warehouse storage and transfer, and electric and gas service buildings and yards, water supply and sewage disposal plants, water and gas tank holders, railroad transfer and storage tracks, heating and electric power generating plants, and railroad right-of-way.
8. Building material storage and sales.
9. Oil and gas wells in accordance with the criteria set forth in Section 1835.
10. Accessory buildings and accessory uses customarily incidental to any of the above principal uses permitted; however, accessory uses shall not exceed fifty (50) percent of the gross building area.
11. Uses determined to be similar to the above principal permitted uses in accordance with the criteria set forth in Section 1827 and which are not listed below as special land uses.

(Amended: 11-11-02 per Ordinance No. 712)

(Amended: 4-21-14 per Ordinance No. 859)

SECTION 1401. SPECIAL LAND USES PERMITTED:

The following uses may be permitted under the purview of Section 1818 by the City Council, after site plan review and Public Hearing by the Planning Commission, and subject further to such other reasonable conditions which, in the opinion of the City Council, are necessary to provide adequate

protection to the health, safety, general welfare, morals and comfort of the abutting property, neighborhood and City of Auburn Hills:

1. Any Special Land Uses Permitted in the I-1 District, provided the standards of this I-2 District are met.
2. Sheet metal stamping operations subject to appropriate measures to control the process to eliminate unsatisfactory effects on adjacent property from vibration and noise.
3. Indoor recreational uses involving large uses of a nature which could be easily converted to industrial usage.
4. Heating and electric power generating plants, and all necessary accessory uses.
5. Any production, processing, cleaning, servicing, repair, or storage of materials, goods, or products which shall conform with the Performance Standards set forth in Section 1807.
6. The raising of animals or commercial kennels subject to the Special Land Use requirements of Section 1301, Item 15 of the I-1 District.
7. Truck tractor and trucking facilities, including storage and repair.
8. Freight yards and truck terminals.
9. Fleet fueling facilities other than gasoline service stations, provided the following requirements are met:
 - A. Such uses shall not provide any service or retail facilities.
 - B. Such uses shall not provide any temporary or permanent parking facilities, other than for the employees of the fleet fueling facility.
 - C. Queuing spaces shall be provided for vehicles waiting to be fueled and such spaces shall be separated from any other maneuvering lanes.
 - D. Direct access shall be provided for ingress and egress to the facility from a collector or major thoroughfare as indicated on the adopted City of Auburn Hills Major Thoroughfare Plan.
 - E. Any overhead canopies shall meet all setback requirements.
 - F. Toilet facilities shall be provided.
10. Wireless communication facilities in accordance with the standards and requirements listed in Section 1832. Wireless Communication Facilities, except for co-location applications which are subject to the administrative review provisions listed in Section 1832, Item K.
11. Outdoor theaters subject to the following conditions:
 - A. The proposed internal design shall receive approval from the City Engineer as to adequacy of drainage, and other technical aspects.
 - B. Points of ingress and egress shall be available to the outdoor theater from abutting major thoroughfares of at least one hundred and twenty (120) feet in existing or proposed right-of-way, or greater, and shall not be available from any residential street.
 - C. All vehicles waiting or standing to enter the facility shall be provided off-street waiting space in the ratio of one (1) space for every ten (10) viewing spaces within the drive-in theater. No vehicle shall be permitted to wait or stand within a dedicated road right-of-way.
12. Sales and rental of construction equipment and other types of large machinery in which outside storage of same is the primary use.
13. **Data centers and related data processing and computing facilities, subject to the requirements of Section 1837.**
- ~~13.~~**14** Accessory buildings and accessory uses customarily incidental to any of the above special land uses permitted; however, accessory uses shall not exceed fifty (50) percent of the gross building area.
- ~~14.~~**15** Special land uses determined to be similar to the above special land uses in accordance with the criteria set forth in Section 1828.

(Amended: 11-11-02 per Ordinance No. 712)

SECTION 1402. AREA AND BULK REQUIREMENTS:

See Article XVII, Schedule of Regulations, limiting the height and bulk of buildings.



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: AUGUST 24, 2026

AGENDA ITEM NO 13A

13a. CLOSED SESSION

No Electronic Information Available

MOTION

Move to meet in closed session to discuss property acquisition pursuant to MCL 15.268(1)(d) of the Open Meetings Act.



To: Michigan Franchising Entities (Municipalities)

July 29, 2026

DIRECTV, LLC Annual Video Report for U-verse Video Service in Michigan

DIRECTV, LLC ("DIRECTV") submits this Annual Video Report to the Michigan Public Service Commission ("MPSC" or "Commission") and franchising entities in the State of Michigan as required by Michigan's Uniform Video Services Local Franchise Act (2006 Public Act 480, as amended or "Video Act").

As discussed in last year's report, the local video franchise agreements pertaining to the U-verse TV service continue to be managed by DIRECTV.¹

DIRECTV will continue to meet the terms of those agreements. As required under Sec. 9 (1) of the Video Act, DIRECTV does not deny access to service to any group of potential residential subscribers because of the race or income of the residents in the local area in which the group resides.

U-verse TV includes:

- Access to live video programming and on-demand and interactive content
- Ability to access more than 240 HD channels
- Ability to record up to at least 4 shows at once with Total Home DVR
- Ability to view programs via a subscriber's smartphone or tablet
- Public, Educational, and Government (PEG) channels for communities who are providing or request to provide PEG programming
- Customer service via call centers and 24/7 online
- Online customer service and technical support is available at <https://www.att.com/support/topic/u-verse-tv/>

¹ On or about August 11, 2021, the municipalities previously served by Michigan Bell Telephone Company ("AT&T Michigan") were notified that their Uniform Video Local Franchise Agreements were transferred to DIRECTV.