



CITY OF AUBURN HILLS
Regular City Council Meeting
Minutes

February 26, 2018

CALL TO ORDER: Mayor McDaniel at 7:00 p.m.
LOCATION: City Council Chamber, 1827 N. Squirrel Road, Auburn Hills, MI 48326
Present: Mayor McDaniel, Council Members Burmeister, Hammond, Knight, Moniz, and Verbeke
Absent: Council Member Kittle
Also Present: City Manager Tanghe, City Attorney Beckerleg, City Clerk Pierce, Police Lt. McDonnell, Community Development Director Cohen, DPW Director Melchert, Director of Authorities Semier, City Engineer Judici

19 Guests

4. APPROVAL OF MINUTES

4a. Regular City Council Minutes – February 12, 2018

Mr. Knight requested that the minutes be corrected under his comments regarding the downtown development to reflect that he understands why it should be approved and he does support it.

Moved by Hammond, Seconded by Moniz.

RESOLVED: To approve the City Council Minutes of February 12, 2018 as amended.

VOTE: Yes: Burmeister, Hammond, Knight, McDaniel, Moniz, Verbeke
No: None

Resolution No. 18.02.027

Motion Carried (6 - 0)

5. APPOINTMENTS AND PRESENTATIONS

5a. Presentation by the Auburn Hills Historical Society, Tyson Brown - POSTPONED

5b. Motion – To confirm the reappointment of Kaye Thornton to the TIFA Board of Directors.

Moved by Moniz, Seconded by Knight.

RESOLVED: To confirm the reappointment of to the Kaye Thornton to the Tax Increment Finance Authority for a term ending February 28, 2022.

VOTE: Yes: Burmeister, Hammond, Knight, McDaniel, Moniz, Verbeke
No: None

Resolution No. 18.02.028

Motion Carried (6 - 0)

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 – February 13, 2018

7a2. Planning Commission – February 14, 2018

Moved by Verbeke, Seconded by Hammond.

RESOLVED: To approve the Consent Agenda.

VOTE: Yes: Burmeister, Hammond, Knight, McDaniel, Moniz, Verbeke
 No: None

Resolution No. 18.02.029

Motion Carried (6 - 0)

8. OLD BUSINESS

9. NEW BUSINESS

9a. Motion – To approve the Site Plan / Matrix Engineered Systems

Mr. Cohen presented the request from J.B. Donaldson to construct a 14,350 sq. ft. corporate headquarters located at 1850 Taylor Road. This project would begin April, 2018 and be completed by December, 2018. This project is estimated to cost approximately \$2 million.

Ms. Becky Kline, of PEA Inc., was present for any questions and was representing the J.B. Donaldson Company.

Ms. Verbeke shared her concern with development in this area and questioned Mr. Judici if there has been any discussion with improving the intersection. Mr. Judici stated that there are no plans for improvements to the intersection.

Mr. Knight stated that he is impressed with the great success of this company and expects it to continue to grow. Ms. Kline shared that there is some room for expansion.

Moved by Knight, Seconded by Moniz.

RESOLVED: To accept the Planning Commission’s recommendation and approve the Site Plan for Matrix Engineered Systems subject to the conditions of the administrative review team.

Ms. Verbeke expressed support of this project but would like it to noted that, as this area continues to grow, this intersection will need to be re-examined.

VOTE: Yes: Burmeister, Hammond, Knight, McDaniel, Moniz, Verbeke
 No: None

Resolution No. 18.02.030

Motion Carried (6 - 0)

9b. Motion – Approval of combined PUD Step One - Concept Plan and Step Two - Site Plan and Tree Removal Permit / Sumerlyn Site Condominiums

Mr. Cohen presented the request from Pulte homes for a development containing 36 unit condos on a 12.1 acre site on the south side of Bald Mountain road, east of Philips. This development is zoned R-1a. This site fits the City’s Master Plan and zoning ordinance. This development is to begin in the summer, 2018 and ending 2020. This project is estimated to cost \$9 million.

Mr. Chris Plum of Pulte homes of Michigan was available for any questions.

Ms. Hammond sought clarification regarding the school district this area covers. Mr. Cohen responded that it is the Pontiac School District.

Ms. Verbeke shared her concerns regarding the high price point on the development that would cover the Pontiac School District.

Mr. Plum explained that the condominiums would be built to order with some flexibility. The target age is 55 and older. This is not an age restricted development, but a place for people to age in Auburn Hills as they approach a different stage of life.

Mr. Knight questioned if there are sidewalks for the residents to enjoy. He expressed his concerns with the price.

Mr. Plum stated that there will be sidewalks. He clarified that the pricing will start in the high \$200,000's allowing flexibility for the residents to upgrade, with the price maxing out at \$350,000. Mr. Plum also shared that this is a maintenance free community. He noted that the lot sizes are smaller so that will help with residential yard maintenance.

Mr. Knight stated that he appreciated the additional information regarding the pricing. He will vote for it because it meets the ordinance but he expressed concern with the distance between the homes. He stated that this could be a concern for future developments.

Mayor McDaniel asked Mr. Cohen to clarify the density issue. Mr. Cohen explained that the zoning ordinance allows for two units per acre. The city provides an upgrade in density if they save open space.

Mr. Burmeister explained that he had read the Planning Commission minutes and it has been noted that the traffic is not an issue in that area. However, he is concerned with the intersection at Lapeer Road and Bald Mountain Road.

Mr. Judici stated that MDOT continues to monitor that intersection. He did clarify that the amount of traffic from this development should not effect the traffic volume.

Mr. Knight would like it noted that while he agrees with the report regarding the traffic, he stated that the Planning Commission will have to reevaluate this area as developments are made.

Mayor McDaniel stated that he feels this development fits the age friendly initiative the City is wanting to make available as an option to residents.

Moved by Moniz, Seconded by Hammond.

RESOLVED: To accept the Planning Commission's recommendation and approve the combined PUD Step One – Qualification / Step Two – Site Plan and Tree Removal Permit for the Sumerlyn Site Condominiums subject to the conditions of the administrative review team.

VOTE: Yes: Burmeister, Hammond, Knight, McDaniel, Moniz

No: Verbeke

Resolution No. 18.02.031

Motion Carried (5 - 1)

9c. Motion – Approval of combined PUD Step One – Qualification / Step Two – Site Plan / Midwest Innovation Lofts (The MiL)

Mr. Cohen presented the request from Designhaus to build a four story, 25,243 sq. ft., mixed use building downtown within the downtown zoning district. The design will include a restaurant on the first floor, private office space on the second and third floors, and six loft style apartments on the fourth floor. The Designhaus will hold one of the six loft style apartments for business purposes. Construction is to begin July, 2018 ending in July, 2019. The development is estimated at \$2.5 million.

Peter Stuhlreyer of the Designhaus, 301 Walnut Blvd, Rochester, MI was present to answer any questions.

Ms. Hammond stated that she is not pleased with this four story development. She stated that recently the downtown area was refaced and this modern development does not blend well with the current setting.

Mr. Stuhldreier explained that the cast stone product is prevalent among buildings downtown and the windows match the commercial standard. He pointed out that the glass and wood features will accent the tops the building.

Ms. Verbeke stated that she loves the modern sleek design. She shared her concerns regarding the residents and the restaurant being in the same building.

Mr. Stuhldreier explained the separation between the resident's floor and the restaurant floor. He explained that there will be two shafts that are air tight and lined that will be connected to the restaurant hoods out the roof. All the air and hvac systems are separated. He also stated that the design was carefully thought through and with the fire and smoke requirements there is not a lot of risk of lingering smells.

Mayor McDaniel stated that the building will be a nice anchor for downtown and hopefully the spark the downtown needs.

Mr. Stuhldreier stated that at the pleasure of the TIFA board, the Designhaus would have one parking space reserved for the residents in the apartments.

Discussion was held between council members regarding the bumper blocks that have blocked off the flow of traffic separating the back parking lots of Auburn Family Dental, Duffy's and the other establishments.

Mayor McDaniel opened the microphone for Public Comment but explained that the Public Hearing regarding this issue was held at the Planning Commission meeting.

Dr. Ciaramitaro, of Auburn Village Family Dental, expressed opposition to this project. His concern is that this project will cover his permitted signage that he had to pay for, loss of his parking spaces for his clients and loss of lighting for his tenant/business that is next to him.

Mr. Ross, attorney for Dr. Ciaramitaro, stated that the real-estate on the corner is owned by Dr. Ciaramitaro as well as the L shaped piece of property. Any changes to the ingress/egress will result in litigation.

After much discussion by several council members regarding this issue, Mr. Beckerleg explained that in 1999, non-exclusive parking ingress and egress was granted to Mary Goodman Bowling Co, (dba Auburn Lanes) by Mr. Dominic Ciaramitaro. It also granted to the successors in interest permission to cross the property as well. The City, by purchasing the property, became the successors in interest. The City does have permission to cross the 13ft alleyway and it also applies to their invitees which is the general public.

Mr. Knight clarified that based on this agreement of 1999, the City can move forward without concern of potential litigation. Mr. Beckerleg confirmed this.

Moved by Moniz, Seconded by Burmeister.

RESOLVED: To accept the Planning Commission's recommendation and approve the combined PUD Step One – Qualification and Step Two – Site Plan for the Midwest Innovation Lofts subject to the conditions of the administrative review team.

Ms. Verbeke asked if there was a need to move forward and have TIFA purchase additional property to gain greater access to the parking structure.

Mr. Tanghe summarized that the easement issue has been discussed for some time. He shared that when TIFA purchase the property to the south, it allowed the city to put part of the drive on the section of property that the City owns. The City will only utilize the portion of the nonexclusive easement for ingress/egress that was purchased.

Ms. Hammond shared that she would like to work with the current business owners to ensure that there is adequate parking for their tenants and that there is a good working relationship with the business owner and the City moving forward.

**VOTE: Yes: Burmeister, Knight, McDaniel, Moniz, Verbeke
No: Hammond**

Resolution No. 18.02.032

Motion Carried (5 - 1)

9d. Motion – Approval of combined PUD Step One – Qualification / Step Two – Site Plan and Tree Removal Permit / Riverside Townes Condominiums

Mr. Cohen presented the request for a PUD, owner occupied condominiums consisting of, three townhouse style homes. Each of the 14 units will be three stories tall, containing 1200 sq. ft. living space, with a one car garage and a 20 ft. parking apron. This area is zoned R-4. There is a license being requested, as part of this PUD, which will allow four visitor parking spaces to be developed on the parkland with a sidewalk connection between the development and the park. The project is scheduled to begin the summer of 2018 and ending in 2019. This development is expected to cost \$3.25 million.

Mr. Tim Lochren of Robertson Brothers homes located at 6905 Telegraph, Bloomfield Hills, MI was present to answer any questions.

Mr. Knight questioned the direction of the sidewalks and if they could be designed to go the other direction.

Mr. Judici stated that the plans had been reviewed thoroughly but the grade is pretty significant. Therefore, the practicality of building a sidewalk on the west side of the building is not feasible. He also stated that through the final engineer review, discussion will be had with the applicant to see if adjustments for a sidewalk is feasible or if additional pavement markings within the parking lot could be designed to help designate a walking area.

Mr. Knight shared his concerns regarding giving up a small part of the city park for three parking spots in exchange for road-right-of-way (ROW) along the river. He stated that the only reason to have a right-of-way (ROW) in that area would be to help maintain the river.

Mr. Tanghe shared that there is a plan for a Riverwalk and the City does need an easement for the Riverwalk.

Moved by Verbeke, Seconded by Hammond.

RESOLVED: To accept the Planning Commission’s recommendation and approve the combined PUD Step One – Qualification / Step Two – Site Plan and Tree Removal Permit for Riverside Townes Condominiums subject to conditions of the administrative team.

**VOTE: Yes: Burmeister, Hammond, Knight, McDaniel, Moniz, Verbeke
No: None**

Resolution No. 18.02.033

Motion Carried (6 - 0)

10. COMMENTS AND MOTIONS FROM COUNCIL

Ms. Hammond –

- Attended the ribbon cutting for the new pizza restaurant Blaze.
- Noticed a lot of activity with Top Golf being developed by Great Lakes Crossings.

Mr. Moniz –

- Wants to make sure that things are done well with the businesses downtown to continue a good working relationship with the owners. He shared that the building concept is what the City is looking for.

Mr. Knight –

- Shared that he had the pleasure of participating in the memorial for the three firefighters from Auburn Hills. He was pleased to see that Rochester and Rochester Hills sent representatives from their stations as support.
- He is concerned with the poor attendance from the members of the Planning Commission at the last meeting. Mr. Moniz shared that two of the three absent members were ill.

Mr. Burmeister –

- Thanked Mr. Melchert for the great job with the snow and potholes.

Mayor McDaniel –

- Shared his appreciation to Mr. Melchert and the DPW staff for getting action on the potholes that are monitored by the County as well as tending to the potholes in the City.
- Shared that he is appreciative of the hard work from our officers that have been busy with damage reports from pot holes.

11. CITY ATTORNEY'S REPORT

12. CITY MANAGER'S REPORT

Mr. Tanghe -

- Remarkd on taking action with the Designhaus property and the traffic flow. Mr. Tanghe shared that a former owner put up bumper bocks and the new owners have been contacted to remove those. In doing so it will opened the alley up to free up the traffic control issue.
- Commented on the 3 ring binders that have been provided by the departments. The information in the binders will address the goals and objectives from 2017.

13. ADJOURNMENT

Hearing no objection, the Mayor adjourned the meeting at 8:18PM.

Kevin R. McDaniel, Mayor

Laura M. Pierce, City Clerk