JULY 2016
(July 7, 2016)

8  Election Commission, Clerk’s Office, 10:00 am
11  City Council Workshop, 5:30 p.m., Admin. Conference Room ❑
11  City Council, 7:00 p.m., Council Chamber ◆
11  Tax Incentive Review Committee, 5:30 p.m., Council Conference Room ◆
12  Tax Increment Finance Authority, 4:00 p.m., Admin Conference Room ❖
13  Planning Commission, 7:00 p.m., Council Chamber ◆
14  Zoning Board of Appeals, 7:00 p.m., Council Chamber ◆ CANCELED
18  Downtown Development Authority, 5:30 p.m., Admin Conference Room ❖
19  Board of Review 11:00 a.m., Admin. Conference Room ❖
19  Brownfield, 6:00 p.m., Admin Conference Room ❖
20  Beautification Advisory Commission, 6:00 p.m., Council Conference Room ◆
25  City Council, 7:00 p.m., Council Chamber ◆
28  Library Board, 7:00 p.m., Auburn Hills Public Library ✉️

◆ City Council Chamber (Conf. Rm.) – 1827 N. Squirrel Road
❖ Administrative Conference Room – 1827 N. Squirrel Road
❖ Public Safety Building – 1899 N. Squirrel Road
❖ Community Center – 1827 N. Squirrel Road
❖ Department of Public Services (DPS) – 1500 Brown Road
❖ Fieldstone Golf Course - 1984 Taylor Road
✉️ Library - 3400 Seyburn Drive
❖ Downtown City Offices – 3395 Auburn Road, Suite A
✉️ University Center, 3350 Auburn Road, Main Floor, Classroom AHUC-02
*Workshop Topic: Results of Citizen and Business Surveys

1. MEETING CALLED TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL OF COUNCIL
4. APPROVAL OF MINUTES
4a. Regular City Council – June 20, 2016
5. APPOINTMENTS AND PRESENTATIONS
5a. Update from Kathleen Lomako, Executive Director, SEMCOG
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
   7a.1 Planning Commission – June 8, 2016
8. OLD BUSINESS
9. NEW BUSINESS
9a. Motion – To Accept the Planning Commission’s Findings and Grant Permission to Distribute the Draft Amendment to the Northeast Corner Neighborhood Master Plan
9b. Motion – To Award the Contract for Engineering Services for Special Assessment Districts.
9c. Motion – Agreement with Oakland County for Medical Marijuana Operation and Oversight Sub Grant
10. COMMENTS AND MOTIONS FROM COUNCIL
11. CITY ATTORNEY’S REPORT
12. CITY MANAGER’S REPORT
13. 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 370-9402 or the City Manager’s Office at 370-9440 48 hours prior to the meeting. Staff will be pleased to make the necessary arrangements.
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, Mayor Pro Tem Mitchell, Council Members Burmeister, Hammond, Kittle, Knight
Absent: Council Member Verbeke
Also Present: City Manager Tanghe, Assistant City Manager Grice, Police Lt. McDonnell, City Clerk Kowal, Community Development Director Cohen, Assistant City Planner Keenan, Manager of Public Utilities Michling, Finance Director / Treasurer Schulz, Assistant Finance Director / Treasurer Wickenheiser, Director of Authorities Mariuz, Management Assistant Harris, City Engineer Juidici, City Attorney Beckerleg
20 Guests

Mayor McDaniel noted Agenda Item 7b. is removed from this evening’s agenda, moving the last two Consent Agenda Items up one number.

4. APPROVAL OF MINUTES
4a. Regular City Council – June 6, 2016
Moved by Knight; Seconded by Mitchell.
RESOLVED: To approve the June 6, 2016 City Council meeting minutes.
VOTE: Yes: Burmeister, Hammond, Kittle, Knight, McDaniel, Mitchell
No: None
Resolution No. 16.06.100 Motion Carried (6–0)

b. City Council Workshop – June 6, 2016
Moved by Hammond; Seconded by Mitchell.
RESOLVED: To approve the June 6, 2016 City Council Workshop meeting minutes.
VOTE: Yes: Burmeister, Hammond, Kittle, Knight, McDaniel, Mitchell
No: None
Resolution No. 16.06.101 Motion Carried (6–0)

5. APPOINTMENTS AND PRESENTATIONS
5a. Presentation – Interim Cash and Investment Report
George Vitta, Asset Strategies, noted the investments are doing very well; secure and earning a competitive rate of interest. Year-to-date, the City has earned 0.72%. The outside investment manager continues to earn above market return, even after fees and with the minimal risk involved.

Mr. Knight is concerned with the return on certificates of deposit.

Mr. Kittle asked for an explanation regarding the Insight Investment box of the report indicating a negative $629,460.44, for the Net Cash Flow for CY 2016.

Mr. Vitta explained that number represents a reduction or removal of part of the investment portfolio to meet City obligations.
6. PUBLIC COMMENT

Deborah Calhoun-Parker, 35 Hillfield Road, asked Council to consider an ordinance prohibiting the feeding of birds, i.e. turkeys. There are eight to ten turkeys in her backyard which have been there for the last few months, with approximately 17 more turkeys nesting. They are creating a mess in her yard and are continuously noisy. She has contacted numerous agencies with her problem and has used several deterrents as suggested by the Department of Natural Resources. She has also been in contact with Assistant City Manager Grice, who visited her home shortly after receiving her phone call. The DNR advocates that every community have an ordinance prohibiting the feeding of turkeys, because the turkeys lose their natural ability of foraging for their own food, becoming dependent on humans for their food. She has neighbors on either side of her feeding the turkeys, intending to hunt the turkeys with bow and arrows.

Mayor McDaniel thanked Ms. Calhoun-Parker for bringing her concerns to Council, and assured her Council and staff will see what can be done.

Mr. Knight stated feeding of any wildlife, including deer, should be investigated and possibly prohibited.

Mr. Burmeister stated the DNR has sanctions against feeding deer.

Ms. Hammond noted all hunting is illegal in the City, and the neighbors should be notified.

7. CONSENT AGENDA

Mr. Knight requested Agenda Item 7a.2., Zoning Board of Appeals minutes be removed from the Consent Agenda.

Mr. Kittle requested Agenda Item 7c., Addition of Bogdahn Group to Asset Strategy Agreement, be removed from the Consent Agenda.

7a. Board and Commission Minutes

7a.1. Brownfield Redevelopment Authority – May 17, 2016

7b. Motion – Receive the Interim Cash and Investment Report

RESOLVED: To receive and file the Interim Cash and Investment Report

Moved by Mitchell; Seconded by Burmeister.

RESOLVED: To approve the Consent Agenda Items 7a.1. and 7b.

VOTE: Yes:  Burmeister, Hammond, Kittle, Knight, McDaniel, Mitchell

No:  None

Resolution No. 16.06.102 Motion Carried (6–0)

7a.2. Zoning Board of Appeals June 9, 2016 Meeting Minutes

Mr. Knight explained at the recent Zoning Board of Appeals meeting, there was a request to allow non-accessory signs identifying the major tenants of the City’s largest industrial park. The Board had difficulty understanding the hardship of the request, so the item was tabled to seek alternative ways of allowing the signs. It was implied it would come back to the ZBA.

Mr. Cohen explained after the Zoning Board of Appeals meeting, staff discussed with ZBA Member Ouellette and Mr. Knight, that a Planned Unit Development might be a better option for allowing the signage and the project to proceed. The developer is putting together the proposal and will bring it to the City when ready.

Moved by Knight; Seconded by Hammond.

RESOLVED: To receive the Zoning Board of Appeals, June 9, 2016, meeting minutes, Consent Agenda Item 7a.2.

VOTE: Yes:  Burmeister, Hammond, Kittle, Knight, McDaniel, Mitchell

No:  None

Resolution No. 16.06.103 Motion Carried (6–0)

7c. Motion – Approve Addition of Bogdahn Group to Asset Strategies Agreement

Mr. Kittle, referencing the original contract with Asset Strategies dating back to 2010, asked if this is a five-year contract or open-ended, noting there is a 30-day and out clause.

George Vitta, Asset Strategies, explained the previous contract was a three year contract, but has continued in good faith. Effective July 1, 2016, the Asset Strategies contract will be assigned to the Bogdahn group with the fees remaining the same, with no fixed end date.

Mr. Kittle noted with multi-year contracts, he feels more due diligence is needed as responsible fiduciaries for the City.

Moved by Kittle; Seconded by Burmeister.

RESOLVED: To approve the consent of assignment of the City's investment advisory services agreement with Asset Strategies Portfolio Services to the The Bogdahn Group, effective July 1, 2016.

VOTE: Yes:  Burmeister, Hammond, Kittle, Knight, McDaniel, Mitchell

No:  None

Resolution No. 16.06.104 Motion Carried (6–0)
8. OLD BUSINESS - None

9. NEW BUSINESS

9a. Public Hearing/Motion – Adopt Brownfield Plan for Primary Place

Ms. Mariuz explained this is a Brownfield Plan for Primary Place. David Steuer, developer, took ownership of the property located at the corner of Primary Street and Grey Roads in November, 2014. Over the last several months, staff and consultants have been working to devise a mutually agreeable plan. A solution of full excavation and backfill of the property was suggested as the most economical efficient solution for the property.

This property is an overlay of a Brownfield District and Downtown Development Authority (DDA), both of which are supported by tax increment revenue. It is recommended the Brownfield Redevelopment Authority (BRA) utilize the Local Site Remediation Revolving Fund (LSRRF) loan to repay the developer, based on invoices for eligible activities, to complete the remediation of the site. The BRA will repay itself for the loan through tax increment revenue split between the BRA and DDA. This increases the longevity of the payback period, however, it also ensures that both the developer, BRA and DDA receive their expected tax increment revenue over the life of the project. The estimated cost of eligible activities is $346,906 with a 28 year TIF obligation.

Mayor McDaniel opened the public hearing at 7:22 p.m.; hearing no comment, closed the public hearing at 7:23 p.m.

Moved by Kittle; Seconded by Mitchell.

RESOLVED: To approve the resolution approving the Brownfield Plan for Primary Place, LLC, in accordance with Public Act 381.

Mr. Knight stated this is a good example of Brownfield plans generating good results.

VOTE: Yes: Burmeister, Hammond, Kittle, Knight, McDaniel, Mitchell
No: None

Resolution No. 16.06.105 Motion Carried (6-0)

9b. Motion – Approve Memorandum Amendment to Dutton Corporate Center Brownfield Plan

Ms. Mariuz explained City Council approved the Dutton Corporate Center Redevelopment Project Brownfield Plan in October 2002. Tax increment revenue capture began in 2003. The eligible property and the developer were party to legal proceedings related to the default of tax payments and terms of the Reimbursement Agreement for the last several years. Throughout the legal proceedings, the Brownfield Redevelopment Authority (BRA), continued to legally capture State and local tax increment revenue. This amendment requests the original plan be amended to allow the deposit of captured tax increment revenue into its Local Site Remediation Revolving Fund (LSRRF) in accordance with Public Act 381.

The Amendment changes of the original Brownfield Plan:

- 7.1.C Description of Costs to be paid for with Tax Increment Revenues and Summary of Eligible Activities
- 7.5 Duration of the Brownfield Plan (MCL 125.2663(1)(E))
- 7.12 Description of Proposed Use of Local Site Remediation Revolving Fund (MCL 125.2663(1)(L))

The original plan did not allow capture for Local Site Remediation Revolving Fund (LSRRF). The plan, when adopted, suggested the clean-up costs would be less. To date, the BRA has received roughly $1 million from the State, in excess of what was approved. The best way to utilize this funding is to deposit the exceeded amount into the LSRRF, continuing to clean Brownfield sites and encourage development.

Mr. Kittle clarified that the 28 year tax capture, with the first payee being the developer that first began the project and after those payments have been reimbursed, then the tax captures go to the City.

Ms. Mariuz stated the developer has been receiving funds for the eligible activities; this is in excess to those funds. The plan expires after 30 years.

Moved by Burmeister; Seconded by Hammond.

RESOLVED: To approve the memorandum amendment to the Brownfield Plan for Dutton Corporate Center.

VOTE: Yes: Burmeister, Hammond, Kittle, Knight, McDaniel, Mitchell
No: None

Resolution No. 16.06.106 Motion Carried (6-0)

9c. Motion – Approve Combined PUD Step One and Step Two / Five Points of Auburn Hills

Mr. Cohen explained this is a request from Beztak Companies to develop a 178 unit luxury apartment complex at 3300 Five Points Drives. The estimated investment cost is $25 million. This was the site of the seven story, Embassy Suites Hotel, in 1999 and the Auburn Financial Center, proposed in 2005.

Proposed is multi-family residential, a deviation from the zoning district, seeking PUD approval. The PUD will also help with the parking requirements, building setbacks and greenbelts. Allowing this flexibility, the City benefits from attractive housing, an east/west pedestrian corridor, and diversifies the land use within the commercial district. This will bring people to this area at night and on the weekends, which will benefit and support the nearby businesses.
Amenities include a club house, fitness center, a pool, covered parking and a pocket-park.

Responding to Mr. Kittle, Mr. Cohen explained there is a recorded shared parking / cross access agreement with the adjacent properties within the Five Points Site Condominium, if needed. Samuel Beznos, representing Beztak Companies, explained this is a joint venture between Beztak and Group 10. These will be high-end luxury apartments, not student housing. Mark Highland, representing Alexander Bogaerts Architect, explained all of the residents will have direct access to the common area, as well as links to the commercial area. He explained the materials and colors that will be used on the exterior of buildings will fit well with the existing buildings. There will be one, two, and three bedroom apartments available, as well as parking choices.

Mr. Beznos stated one parking space is included in the rent price, however, a few garages will be available at an additional cost.

Mr. Knight noted it will be difficult to rent these apartment to families, because of the school district. He hopes the target market is not those of young families. He also has some concerns with the steep prices, $1,400 for a one bedroom apartment is on the high side. He asked from where the tenants to occupy these apartments will be found, he is quite concerned.

Mr. Beznos explained there will only be nine, three bedroom apartments. The one bedroom apartment rates begin at $1,200, and the two bedroom apartments begin at $1,400. Many times the two bedroom apartment have only one tenant; many people now work from home so there is the need for a home office. Another benefit is there have been no new apartments built in the area for quite a few years. There has also been a demand in the metro Detroit area for new apartments. Pets will also be allowed, limiting the number and breeds.

Mr. Cohen assured Ms. Hammond that the public participation notices were sent to all property owners within 1,000 feet of this proposed project, including those residents on Joswick. A public hearing was held and only one household had any comments.

Ms. Mitchell asked what the target tenant looks like, demographically.

Mr. Beznos explained as a company, they have a large business for corporate clients; minimally 10% of the project, and they target corporate clients with furnished apartments. He believes there is a large number of young professionals that will be interested in these apartments as well as international individuals who are here working on assignment. He doesn’t see students from Oakland University living here, but possibly professors or university staff. Their company has an average turnover of 35% per year, though the national average is 55%. He would guess the turnover per year will be about 50%.

Mr. Knight asked if there are restrictions on tenant turnover in an apartment; using the unit more like a hotel room with a tenant turnover every two or three days.

Mr. Beznos stated there is no sub-leasing of apartments. There are two types of corporate leasing; the referral from the employer to his apartments or a company leasing for clients with the company as the leaseholder. Regardless of the corporate lease type, it is always the occupant that will be checked and have their name associated with the lease.

Groundbreaking hopefully will begin this fall and all building construction will be complete prior to any occupants moving in.

Mr. Beznos confirmed for Mr. Burmeister, skilled trade’s people are difficult to find, especially in Michigan. His company has very good relationships and has been building in Michigan for a long time, so he has good connections. Currently construction is under way on 100 units in Canton, as well as renovations in Rochester Hills.

Moved by Mitchell; Seconded by Burmeister.

RESOLVED: To accept the Planning Commission’s recommendation and approve the Combined PUD Step One – Concept Plan and PUD Step Two – Site Plan approval for Five Points of Auburn Hills subject to the conditions of the administrative review team.

VOTE: Yes: Burmeister, Hammond, Kittle, Knight, McDaniel, Mitchell
No: None

Resolution No. 16.06.107

Mr. Keenan explained this is a Special Land Use Permit request, seeking approval to allow a tasting room at Rochester Mills Production Brewery, located on Lapeer West Road. The site is zoned I-1, Light Industrial. The proposed tasting room will...
provide Rochester Mills the opportunity to educate consumers about their products and brewing process, as well as selling the products. The food offered to the public will be limited to pre-packaged snacks. Hours of operation will be Monday – Thursday: 5:00 p.m. to 10:00 p.m.; Friday: 5:00 p.m. to 11:00 p.m.; Saturday: 3:00 p.m. to 11:00 p.m.; and Sunday: 12:00 p.m. to 6:00 p.m. The number of parking spaces exceed the required amount.

**Eric Briggeman**, brewery partner, explained this operation is entering its fourth year at this location. Comments made during private tours of the brewery prompted this request for a tasting room. There are no plans to expand the tasting room size or to put in a restaurant. The focal point of this facility is production and distribution of the beer.

Ms. Hammond asked if the beer samples are purchased and if a liquor license is needed.

Mr. Briggeman stated the brewer’s license covers the sampling; only what is produced on site can be sold.

Responding to Mr. Burmeister, Mr. Briggeman stated there currently is not any signage for the brewery. If this request is approved, signage will be investigated.

Mayor McDaniel asked if the brewery can be rented out for parties and have the event catered by an outside source.

Mr. Briggeman stated there has been a few groups renting the space, and yes, it can be catered.

Mr. Keenan confirmed there is ample parking for tap room guests as well employees; there are 20 more spaces than what is required.

**Moved by Burmeister; Seconded by Hammond.**

**RESOLVED: To accept the Planning Commission’s recommendation and approve the Special Land Use Permit for Rochester Mills Production Brewery to allow a tasting room in the existing industrial building located at 3275 Lapeer West Road subject to the administrative review team’s conditions.**

**VOTE:**  Yes: Burmeister, Hammond, Kittle, Knight, McDaniel, Mitchell  
No: None  
**Resolution No. 16.06.108**  
**Motion Carried (6-0)**

**9c. Motion – Approve Special Land Use Permit and Site Plan / Panda Express Restaurant**

Mr. Cohen stated this is a request from Panda Restaurant Group, to construct a Panda Express with a drive-through and outside seating, just north of the Meijer garden center. The Special Land Use is required because of the drive-through and outside seating, and meets all the ordinance requirements. Constructing this type of restaurant in a parking lot is typical throughout the area, maximizing parking lots. This project received approval from the Zoning Board of Appeals, allowing the elimination of 94 parking spaces from the Meijer parking lot.

Responding to Mr. Kittle, Mr. Cohen explained the City’s parking requirements for large box stores is higher than the national standard. A parking study was conducted and there is still more than enough parking spaces for the store. There is 30+ parking spaces available for the Panda Express, exceeding the required amount, as well as adequate stacking for the drive through. The restaurant is geared towards drive-through, so the building itself is quite small.

Mr. Knight had concerns regarding the drive-through lane; once you are in line there is no other exit than to wait in line.

Mr. Cohen stated this parking lot and drive-through lane design meets the ordinance requirements.

**Richard Procanik**, project manager at Greenberg-Farrow, representing Panda Express, introduced himself. If all goes as planned, construction should begin in September and be done by the end of the year.

**Moved by Kittle; Seconded by Knight.**

**RESOLVED: To accept the Planning Commission’s recommendation and approve the Special Land Use Permit and Site Plan for Panda Express Restaurant subject to the administrative review team’s conditions.**

**VOTE:**  Yes: Burmeister, Hammond, Kittle, Knight, McDaniel, Mitchell  
No: None  
**Resolution No. 16.06.109**  
**Motion Carried (6-0)**

**9f. Motion – Approve Special Land Use Permit and Site Plan / Auburn Crossing**

Mr. Keenan stated this is a request from Auburn Crossing Associates, to renovate the existing retail center located between University Drive and Pontiac Road. The site is zoned B-2, General Business district. The plans call for demolishing the western portion of the existing building and eliminating an access drive along Pontiac Road, nearest the curve. The Police Department has approved the removal of the access point. There will be improvements made to the remaining building façade.

New construction is proposed, closer to University Drive, which will have a drive-through facility with outdoor seating, requiring a Special Land Use permit. A wall is being provided to help screen vehicles for the residential properties located on the north side of Pontiac Road.
Groundbreaking will begin in July, with project completion in the first quarter of 2017. The estimated cost of the project is $4.95 million.

Mr. Knight is concerned the residents on Pontiac Road will continue to look at the back of buildings that have less than desirable views.

Kendall Lynchey, Auburn Crossings, LLC, explained the existing building will be upgraded, but he isn’t sure of the design or materials. The façade as well as the entire site will be updated in a class A manor.

Mr. Knight stated he wants to see a rendering of the back side of the building.

Mark Drain, Rogvoy Architects, explained the back of the building will be painted, the doors will be changed, and a full screen, decorative metal, will be constructed on top of the wall to screen the rooftop equipment. The dumpster area will also be updated and fully screened.

Ms. Hammond asked how many businesses will be displaced once the demolition begins.

Mr. Lynchey stated one business has a lease expiring and there isn’t a space available for that business. There are new tenants waiting to move in. The new construction will open, with 100% occupancy.

Mr. Drain noted the trees along the north side of the building, Pontiac Road, will be Snow Crab trees.

Mr. Keenan stated a resident called the office with concerns about this development, and their fears were put to rest, hearing about the additional screening wall and the rooftop equipment screening, as well as the new façade. He also confirmed the parking lot will also be redone.

Moved by Mitchell; Seconded by Kittle.

RESOLVED: To accept the Planning Commission's recommendation and approve the Special Land Use Permit and Site Plan for Auburn Crossing subject to the administrative review team's conditions.

VOTE: Yes: Burmeister, Hammond, Kittle, Knight, McDaniel, Mitchell
No: None

Resolution No. 16.06.110 Motion Carried (6-0)

9g. Motion - Acceptance of the 2015 Audit

Michelle Watterworth, Plante Moran, explained the City adopted GASB Statement No. 68, Accounting and Financial Reporting for Pensions. Adopting this statement resulted in a net pension liability recognized in the governmental activities, business-type activities, the Water and Sewer Fund, and the Fieldstone Golf club. Accordingly, the accounting change has been retrospectively applied to prior periods presented as if the policy had always been used. The City had to recognize its unfunded pension obligation as a liability on the government-wide financial statement of $24.4 million. Recording this liability significantly reduced the City’s unrestricted net position. In a few years, this will also apply to the retiree health care.

As of December 31, 2016, the City’s governmental funds reported a combined fund balance of $23.6 million, a decrease of approximately $2 million from December 31, 2014. The decrease was primarily attributed to transfers to support business type activities as well as road improvements. Despite these two things, the City remains in very good financial condition.

Justin Kolbow provided the following PowerPoint presentation:
Regarding Proceeds from Sales of Assets, Mr. Kolbow explained was the sale of Forester Square properties.
City of Auburn Hills
Timing of Property Tax Decreases

<table>
<thead>
<tr>
<th>Budget Year</th>
<th>12/31/14</th>
<th>12/31/15</th>
<th>12/31/16</th>
<th>12/31/17</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assessment date (Based on sales (10-14 months prior))</td>
<td>12/31/12</td>
<td>12/31/13</td>
<td>12/31/14</td>
<td>12/31/15</td>
</tr>
<tr>
<td>Levy date</td>
<td>12/1/13</td>
<td>12/1/14</td>
<td>12/1/15</td>
<td>12/1/16</td>
</tr>
<tr>
<td>Taxable value (1% of market value or total market value)</td>
<td>1,488,060,000</td>
<td>1,479,620,000</td>
<td>1,323,409,500</td>
<td>1,437,858,000</td>
</tr>
<tr>
<td>Percent Increase/Decrease</td>
<td>-1.26%</td>
<td>-0.57%</td>
<td>2.16%</td>
<td>-5.65%</td>
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</tbody>
</table>

* Based on information from assessor, prior to BOR and MTT adjustments

City of Auburn Hills
General Fund Expenditures
Years Ended December 31

<table>
<thead>
<tr>
<th>2014</th>
<th>2015</th>
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</thead>
<tbody>
<tr>
<td>Transfers In</td>
<td>$10,792,946</td>
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<tr>
<td>Transfers Out</td>
<td>$6,713</td>
</tr>
<tr>
<td>State Service</td>
<td>$294</td>
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<td>Recreational &amp; Cultural</td>
<td>$687</td>
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<td>Capital &amp; Economic Development</td>
<td>$2,024</td>
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<td>Public Works</td>
<td>$9,746</td>
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<tr>
<td>Parks</td>
<td>$1,254</td>
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<tr>
<td>General Government</td>
<td>$6,150</td>
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City of Auburn Hills
General Fund–Fund Balance
Years Ended December 31

<table>
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<tr>
<th>Unrestricted Fund Balance</th>
<th>$19,932</th>
<th>$19,932</th>
<th>$22,719</th>
<th>$18,541</th>
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</thead>
<tbody>
<tr>
<td>2012</td>
<td>2013</td>
<td>2014</td>
<td>2015</td>
<td></td>
</tr>
</tbody>
</table>

City of Auburn Hills
Water & Sewer Fund - Trend Information
Years Ended December 31

| Operating Revenue | $15,785 | $13,676 | $14,064 | $15,447 |
| Operating Expense (incl. depreciation) | $13,675 | $14,199 | $16,077 | $16,089 |

* Projected based on data from City’s Finance Dept
Mr. Kittle noted the golf course revenue for years 2014 and 2015 exclude the food and beverage sales; that is when both were outsourced.

Ms. Watterworth explained the auditor’s opinion for the financial statements is unmodified or unqualified, the opinion for which the City should be aiming. This is the highest level of assurance that can be had on financial statements, meaning the financial statements have been audited and they are materially accurate.

Professional standards require the following information be provided related to the audit, which is divided into the following sections: Section I - Internal Control Related Matters Identified in an Audit; Section II - Required Communications with Those Charged with Governance; and Section III - Legislative and Informational Items.

Section I includes any deficiencies observed in the City’s accounting principles or internal control that we believe are significant. Current auditing standards require us to formally communicate annually matters we note about the City’s accounting policies and internal control.

The following are considered deficiencies in the City’s internal control to be material weaknesses:

- Auditor-identified journal entries were posted to the City’s financial records during the audit. The entries were needed to adjust year-end balances to be in conformity with generally accepted accounting principles. The journal entries were related to adjustments that are normally only posted at the end of year, such as accounts payable, prepaid assets, and capital contributions. The result of not identifying or correcting these misstatements could have resulted in a material misstatement of the financial statements.

- The goal of a strong internal control system includes both preventative and detective controls. Preventative controls serve to mitigate the risk that errors or irregularities occur. Detective controls are designed to find errors or irregularities after they have occurred. As it relates to the City’s investments, it is important to have both strong detective as well as strong preventative controls. The City has gone to great lengths to ensure that appropriate detective controls exist such that, should an error occur, it would be detected on a timely basis. There are some investment accounts, however, that don’t have strong preventative controls. The City is now working closely with their banking relationships to identify where further preventative controls could be put in place to ensure the safe keeping of the City’s assets.

Ms. Watterworth confirmed for Mr. Kittle, that Ms. Schulz is aware of the issues and is working diligently to make corrections.

Responding to Mr. Knight, Ms. Watterworth stated yes, the bank account balances are checked during the audit process.

During the analysis of the City’s Water and Sewer fund, the City’s water loss significantly spike this year compared to historical trends. The spike in water loss that occurred during 2015 had not been previously identified by the City and, upon further investigation, is still unknown in origin. A spike in water loss could signal several things aside from a potential main break, including an error in billings to the City or an error in billings to the City’s customers. The result of fluctuations in the water loss could result in a material misstatement of the financial statements if the cause is not properly identified. It is advised for the City to closely monitor water loss and follow up when significant variations are identified. The loss rose to 14%, up from the customary 6% to 7% and they suggest it be monitored monthly.

Ms. Mitchell asked if the water loss began at the start of NOCWA.

Mr. Michling stated that shouldn’t affect the water loss.

Continuing, Ms. Watterworth reviewed Section II, the required communication with City Council, specifically, the earlier mentioned accounting changes of the City adopting GASB 68. Related to that also are the accounting
estimates, two of which have an impact on the financial statements. They are the estimated net pension liability/OPEB asset and related assumptions linked to the pension and retiree healthcare funds. The long-term assumed rate of return was changed from 7.5% to 6.05%, ensuring the City remained in compliance with GASB standards.

Beth Bialy reviewed Section III – Legislative and Informational Items

Financial Outlook – The City has experienced several years of overall revenue decline. A review of the major revenue sources shows that:

- Property taxes have declined due to decreases in taxable value. Property tax revenue decreased by approximately 0.60% in 2015. Looking forward, it is expected taxable value to increase slightly for calendar year 2016, and then decrease by about 4% the following year. In monitoring this revenue source, the future taxable value increases will be limited to the lesser of 5% or inflations, so even if home sales increase at a faster rate, the property taxes will be held to the lower amount.

- State shared revenue was starting to show some modest increases but then sales tax revenue for the State’s fiscal year ending September 30, 2016 is coming in lower than expected, which will impact the constitutional revenue sharing.

- Over the last several years, building permits have rebounded somewhat, which may signify continued strengthening of the taxable value base.

- Interest income and most other revenue, it seems, have not fully rebounded.

Legacy costs GASB 68 requires the City puts the unfunded pension liability, the liability of the benefit promise, minus the assets set aside, the difference between the two is about $26 million. There is now a $26 million liability showing on the government wide financial statement. There is another new GASB that is very similar that related to the retiree health care, which will be required to be included in the government wide financial statement in the years to come. For the City, it will be about an unfunded $15.5 million liability.

State share revenue will be very flat, or a very small increase at best. There continues to be a lot of hoops to jump through to receive the CVTRS portion, which is approximately $56,000 of the $1.7 million of revenue sharing.

The personal property tax reform resulted with the creation of a new Local Community Stabilization Authority (LCSA) that will receive money from two sources:

- Use tax: The legislation includes specific amounts of the use tax that will be diverted from the State’s General Fund to the new LCSA; and

- Essential Services Assessment: manufacturers will pay a ‘local community essential services assessment’ to the LCSA based on the value of their exempt manufacturing property. The rate is set at 2.4 mill for a property’s first five years; then 1.25 mills for the next five; then 0.9 mills thereafter.

Any time in the past when the City spent over $500,000 of federal grant money, a compliance audit was required; that requirement has been changed to $750,000.

Public Act 298 allows the Michigan Department of Transportation (MDOT) to conduct performance audits; these audits are to be conducted by the municipality’s CPA. MDOT auditors have determined that because time cards support the amounts billed for labor, equipment, and materials that cost allocation plans are not acceptable and therefore labor costs must be based on actual time, which can be verified by signed and approved time cards. Given the fact that many cost allocation methodologies were implemented many years ago, it would be prudent to revisit the current methodologies to ensure that any administrative charges are fully substantiated.

Ms. Mitchell asked how frequently the processes should be evaluated and if there was something specific that stood out for this recommendation.

Ms. Bialy stated idealistically the methodologies should be reviewed as part of the budget process.

Ms. Watterworth explained the administrative charges have been challenged across the State. Auburn Hills has a very robust allocation formula and very good backup.

Mr. Kittle asked about the comment in paragraph two of the PA 298 on page 13; ‘These procedures will be focused on evaluating the procedures the City puts in place to ensure it complies with the requirements of Public Act 51, and we will issue a separate report for this engagement. He asked what this means.

Ms. Watterworth explained the State requires a separate audit of the City’s compliance spending of major and local street funds under Act 51. This is not an audit that is currently being done.

Ms. Bialy explained that performance audit will entail is still being worked out by the State.

Moved by Mitchell; Seconded by Kittle.

RESOLVED: To accept and approve the City’s Financial Report with Supplemental Information for the year ending December 31, 2015 and the related communications letter as presented by the City’s independent auditors, Plante Moran.

VOTE: Yes: Burmeister, Hammond, Kittle, Knight, McDaniel, Mitchell
Resolution No. 16.06.111

Motion Carried (6-0)

9h. Motion – Approve contract for Audits / Plante Moran

Mr. Kittle requested to abstain from this vote due to an outside business relationship with Plante Moran.

Moved by Burmeister; Seconded by Hammond.

RESOLVED: To allow Council Member Kittle to abstain from voting on a contract for Plante Moran due to an outside business relationship.

VOTE: Yes: Burmeister, Hammond, Kittle, Knight, McDaniel, Mitchell
No: None

Resolution No. 16.06.112

Motion Carried (6-0)

Ms. Schulz explained the current contract with Plante Moran expired with the 2015 audit. Plante Moran submitted a proposal that assists the City in achieving desired cost containment, for five years. This renewal is recommended. There is something to be said about the level of service received from Plante Moran, including advising staff on a whole host of issues related to best practices, reporting, implementation, and legislative changes throughout the year. That kind of value-added service provides City staff with necessary additional guidance.

Moved by Knight; Seconded by Burmeister.

RESOLVED: To approve the audit services proposal from Plante Moran for services contained in the proposal dated April 25, 2016, for a five year period at the flat rate of $57,000 annually plus an annual fee of $6,800 for preparation of the City’s financial statements. Furthermore, authorize the City Manager to accept the proposal on behalf of the City in a form acceptable to the City Attorney.

Ms. Mitchell explained from a process standpoint, she believes there should be procedures in place where bids are required for contracts such as this when they expire. If only using judgement to renew a contract, she agrees there are such situations, but she would like to see a level of discipline and definition of what judgement can be used and make sure it is consistent for all contracts. She has no concern with the level of work in Plante Moran, however, she cannot support this motion.

Mr. Knight understands there has been discussion regarding bidding contracts for major services, but this contract is a $65,000 expenditure. He understands Plante Moran does more auditing than any other firm in the State and has been very cooperative with the City through the years. He agrees bidding should be done with some contracts, but doesn’t believe this to be one of those contracts.

Ms. Hammond questioned whether this contract should have been bid or not, she based her decision on some of the emails that were sent last week. She is pleased with Plante Moran’s work and will support this motion, but would like to discuss contracts at the Goals and Objectives workshop.

Mayor McDaniel stated he appreciates all the comments made, but he is pleased with all the due diligence put into this proposal by Mr. Tanghe and Ms. Schulz. It is not always the bottom line that matters, it is all of the assistance and quick response time that is offered.

VOTE: Yes: Burmeister, Hammond, Knight, McDaniel
No: Mitchell
Abstain: Kittle

Resolution No. 16.06.113

Motion Carried (4-1-1)

9i. Motion – Approve contract for Woodlands Consultant / Site Specific, Inc.

Mr. Keenan explained Eric A. Olson, PLLC served as the City’s Woodlands Consultant for 12 years. A mutual agreement for a new contract could not be reached. In February 2016, staff began the process of finding three reputable firms with woodland consulting experience. Three firms were contacted and submitted Qualification Packets: ASTI Environmental, King & MacGregor Environmental, Inc., and Site Specific, Inc. After the Ad-Hoc committee reviewed each applicant, it was decided the best fit would be Julie Stachecki, President and owner of Site Specific, Inc. Ms. Stachecki demonstrated a superior understanding of the City’s Woodlands Ordinance and it’s goals. The committee liked her willingness to be a productive part of the team and her wish to make the City better.

Ms. Hammond noted Ms. Stachecki had familiarized herself with the City ordinance when interviewed and offered some recommendations on how the ordinance can be improved.

Julie Stachecki introduced herself, and explained she had done some research on the City by talking with developers and was pleased hearing how easy the City is to work with and how proactive the City is with development. She is very passionate about trees. She looks forward to a good working relationship with the City.

Moved by Mitchell; Seconded by Knight.
RESOLVED: To award the contract for Woodlands Consultant Services to Site Specific, Inc. and authorize the City Manager to execute the agreement on behalf of the City.

VOTE: Yes: Burmeister, Hammond, Kittle, Knight, McDaniel, Mitchell
No: None

Resolution No. 16.06.114 Motion Carried (6-0)

10. COMMENTS AND MOTIONS FROM COUNCIL

Mayor McDaniel:
- Reminded everyone the downtown will be closed to traffic, Friday, June 24th through Saturday, June 25th for the Summerfest. City Council Members are asked to arrive at 5:45 p.m., to get ready for scooping ice cream at 6:00 p.m., on Friday. This Summerfest is bigger and better than ever with music and champion teams competing in a bbq cook-off. He invited all the residents to enjoy the Summerfest as well as members of neighboring communities.

Ms. Hammond:
- Asked if the height of the new concrete that was poured downtown will remain as is, it looks like it could be dangerous if someone isn’t paying attention to where they are walking.
  Mr. Juidici explained brick pavers have been ordered to lay on top of the poured concrete to match the existing pavers. If the pavers are not delivered prior to Summerfest, the contractor will be using slag to fill in the space temporarily.

Mr. Knight:
- Asked if the road work on Auburn Road will be cleaned up for Summerfest.
  Mr. Michling stated the barrels will be removed, but the striping will not be done before Summerfest.
  Mr. Knight questioned removing the barrels if the striping isn’t done, there is a significant change for traffic.
- The lane markings at the corner of Squirrel Road at Auburn Road, turning right at Sweet’s there needs to be right side marking when turning right onto Auburn Road. If the turn is cut short, the vehicle is turning into a parking space.
- Asked if there were modifications for the Starbuck’s site plan for an additional access point.
  Mr. Tanghe stated the current curb cut will be the utilized, at the north end of the site. There will not be a curb cut in the deceleration, right-turn lane.
  Mr. Cohen explained there were some difficulties with another curb cut, including the moving of utility poles as well as some other costs that couldn’t be justified, so the developer opted to not move forward with an additional curb cut.
- Invited everyone to visit him Saturday, as a representative for the LaSalle car show, being held at the gazebo in the park for a bbq.
- Thursday afternoon, the Beautification Advisory Commission is hosting beautification groups from all over the southeastern area of Michigan.

Mr. Kittle:
- Thanked Mr. Knight for mentioning the Beautification Advisory Commission event being held at Fieldstone Golf Club.
- Appreciates Ms. Hammond mentioning the need to discuss City contracts at the Goals and Objectives workshop. He would like to include in the discussion, the benefits of one-year extension options.

Mr. Burmeister:
- Asked if there have any major incidents with the diverging diamond. It appears that traffic moves quite well.
  Lt. McDonnell stated there hasn’t been any issues since the initial opening of the exchange.

Ms. Mitchell:
- Expressed her appreciation to Senior Director Adcock for going above and beyond assisting a senior resident with an issue.
- Was pleased to hear Assistant City Manager Grice arrived at Ms. Calhoun-Parker’s residence, within 10 minutes of her speaking with him. She thanked Mr. Grice for responding so quickly.
- Asked if there is anything that can be done with discouraging the feeding of wild life, she would like to know how or if neighboring communities have any ordinances and who will do the enforcing; City staff or the DNR. Mr. Burmeister believes Rochester Hills has an ordinance regarding the feeding of turkeys.
- Noted the number of favorable comments she gets regarding the signage on the I-75, diverging Diamond Bridge.
11. CITY ATTORNEY'S REPORT – none

12. CITY MANAGER'S REPORT

- Reminded everyone, next Monday, June 27, 2016, is City Council’s annual Goals and Objectives workshop at the Public Safety Building’s Community Room at 5:30 p.m.
- Thanked the Tax Increment Finance Authority for sponsoring the first ever, small business picnic. It was held at Riverside Park on June 10, 2016. The picnic was held in conjunction with City Departments and the Chamber of Commerce.
- Tonight, there was over $30 million of new investment of site plans approved.

13. ADJOURNMENT

Hearing no objections, the meeting adjourned at 9:42 p.m.

______________________________  ________________________________
Kevin R. McDaniel, Mayor          Terri Kowal, City Clerk
The City of Auburn Hills
City Council Goals & Objectives Workshop Minutes
June 27, 2016

CALL TO ORDER: by Mayor McDaniel at 5:30 p.m.
LOCATION: Public Safety Building, 1899 N. Squirrel Road, Auburn Hills, MI 48326
Present: Mayor McDaniel, Council Members Burmeister, Hammond, Kittle, Knight, Mitchell, Verbeke
Absent: None
Also Present: City Manager Tanghe, Assistant City Manager Grice, Facilitator Dr. Pat Piskulich, Police Chief Olko, Community Development Director Cohen, City Clerk Kowal, DPW Director Melchert, Finance Director Schulz, Senior Director Adcock, Recreation Director Marzolf, Fire Chief Manning, Management Assistant Harris, Director of Authorities Mariuz, Executive Assistant Stockley, City Engineer Stevens, and City Attorney Beckerleg.

Facilitator Piskulich called the meeting to order at 5:30 pm. The Goals and Objectives from 2015 were distributed as were the 2016 goals to-date which were reviewed and discussed at length. Some goals were modified to reflect completion or ongoing efforts toward achievement.

The 2017 Goals and Objectives were discussed by Council. They are:

I. Focus relentlessly on fiscal sustainability
   • Continuous review & revision of 5-year forecast, including capital purchases & improvements
   • Maintain unrestricted general fund balance at 35% of expenditures
   • Strive to maintain net zero cost impact for incremental operational expenditures
   • Review quarterly investment report
   • Active participation in legislation & other initiatives protecting local government revenues (e.g., dark stores)
   • Examine year-end abatement report & review policy
   • Evaluate existing & alternative revenue sources (e.g., SADs, fire millage question, low interest bonds)
   • Evaluate current purchase & service delivery methods for savings opportunities (e.g., dispatch, consultant RFPs, IT purchases)
- Conduct vendor analysis for cost savings on goods
- Investigate alternative procurement process

II. Deliver outstanding city services
- Discuss current tax effort
- Develop a city mission statement, branding
  o “Live, work, play”
- Encourage citizen participation via increased awareness
  o Television station improvements (e.g., business profiles)
  o Additional streaming opportunities
- Respond to generational & cultural needs
  o Connect kids to mentors – job skills
  o Opportunity for growth: 21-50 year olds (incl. our corporate community)
    - Consider beer tent @ Summerfest, other events
- Attract & retain talented workforce (be the employer of choice)
  o Increase wage ranges to remain competitive
  o Work toward a workforce that is more reflective of the community

III. Drive progressive community development
- Continue downtown development & expansion to increase population, inventory, & jobs by viewing development with assistance of DDA/TIFA, brownfield redevelopment
- Unified code enforcement efforts to protect & enhance neighborhoods
- Promote various housing types using tools like PUD, brownfield, & land sale price
- Further develop M-24/Opdyke Road Corridor
- Consider pathway development
- Continue enhancement & stewardship of Clinton River Corridor
- Comprehensive study of underutilized properties for redevelopment
- Review options/opportunities for mass transit
- Promote Council-business engagement, e.g., meet & greet, business tour
- Strategic property purchases for redevelopment
- Use DDA, TIFA to promote regular activity downtown
- Pending funding, break ground on amphitheater & splash pad

IV. Create a vibrant, sustainable community for all ages & abilities
- Develop strategic transportation plan for community
- Develop Mound Steel & Superior Concrete properties
- Continue universal design where possible
- Increase communication & campus presence in higher ed. community OU, Cooley, OCC, Baker
- Advocate for improved educational opportunities for students in the Pontiac School District and positive impact on surrounding communities
- Educate residents on available community health services
- Improve walkability score assessment
- Increase community walking groups, communicate & incentivize

City Council discussed message board signs, the amphitheater, the cable station, millages, pathways, sidewalks, and brownfield developments among other topics.

The workshop adjourned at 8:57 p.m.

______________________________ __               _______________________________ _
Kevin R. McDaniel, Mayor      Terri Kowal, City Clerk
Auburn Hills City Council  

2016 Strategic Goals & Objectives

I. Focus relentlessly on fiscal sustainability
   - Annual review & revision of 5-year forecast at budget time, including capital purchases & improvements
   - Maintain unrestricted general fund balance at 50% of expenditures
   - Strive to maintain net zero cost impact for incremental operational expenditures
   - Quarterly cash balance report by fund
   - Active participation in legislation & other initiatives protecting local government revenues
   - Provide city council with annual abatement report & review policy
   - Evaluate existing & alternative revenue sources
   - Evaluate current purchase & service delivery methods for savings opportunities

II. Deliver outstanding city services
   - Develop a city mission statement
     - “Live, work, play”
   - Encourage citizen participation via increased awareness
     - Improved marketing
     - Message boards
     - Increase social media presence
     - Television station improvements
   - Respond to generational & cultural needs
     - Strength: youth, teens, seniors
     - Opportunity for growth: 30-50 year olds (incl. our corporate community)
       - Mentor program with employment & people skills
   - Attract & retain talented workforce (be the employer of choice)
     - Top notch compensation
     - Well-trained, educated workforce
     - Work toward a workforce that is more reflective of the community
   - Customer service: training/skill improvements across all departments
     - Courtesy
     - Professionalism
     - Pro-active support (“May I help you?”)
     - Awareness of other dept activities (Cross-training/ AHU)
   - Improve service delivery mechanisms/efficiency review
Drive smart community development

- Continue downtown development & expansion to increase population, inventory, & jobs by viewing development in three dimensions
- Maintain & improve policies that support a stable business environment
- Support code enforcement efforts to protect & enhance neighborhoods
- Explore incentives for various housing types
- Further develop the other three commercial development areas (Opdyke corridor, GLCO area, Five Points/Golden Triangle)
- Wise use of vacant land & empty buildings
- Pathway development/increased walkability
- Continue Clinton River stewardship
- Protect the natural beauty/resources/character of AH
- Maintain & look for opportunities to enhance alternative energy infrastructure

III. Enhance academic & age-friendly community initiatives

- Develop strategic transportation plan for community
- Develop additional residential opportunities in downtown
  - Including universal design
- Continually integrate AH into higher education community
  - OU, Cooley, OCC, Baker, CMU
  - Pro bono work from Cooley
- Explore volunteer time bank program
- Advocate for improved educational opportunities for students in the Pontiac School District and positive impact on surrounding communities
- Educate residents on available community health services
- Increase walkability
5a. Presentation – Update from Kathleen Lomako, Executive Director, SEMCOG

NO ELECTRONIC INFORMATION AVAILABLE
1. CALL TO ORDER: Planning Commission Chairperson Ouellette called the meeting to order at 7:00 p.m.

2. ROLL CALL OF PLANNING COMMISSION:
   Present: Beidoun, Burmeister, Justice (Arrived at 7:01 p.m.), Mendieta, Ouellette, Pierce, Shearer
   Absent: Hitchcock, Ochs
   Also Present: Director of Community Development Cohen, Assistant City Planner Keenan
   Guests: 15

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

3. PERSONS WISHING TO BE HEARD - None

4. APPROVAL OF MINUTES
   Moved by Mr. Beidoun to approve the minutes of May 11, 2016.
   Supported by Mr. Pierce.

   VOTE: YES: All
   NO: None
   Motion Carried (7-0)

5. PETITIONERS

5a. Five Points of Auburn Hills (7:03 p.m.)
   Public Hearing / Motion - Recommendation to City Council for combined PUD Step One – Qualification / Step Two – Site Plan approval to construct an apartment complex

   Mr. Cohen stated there was one email correspondence that was received from Mr. Terry W. Braun, Owner of Quality Lubrication. Chairperson Ouellette asked the secretary to read the communication into the record.

   From: terry@qualitylubrication.com
   Sent: Monday, May 23, 2016 4:09 PM
   To: scohen@auburnhills.com
   Cc: jennifer@Q1autocenter.com
   Subject: Luxury Apartment Community

   We received a "city participation letter" concerning the PUD Application for the 6.85 acres of property on the east side of Five Points Drive. Briefly, this development will be a plus for everyone in the area including businesses, Oakland University and residents.

   Today, we hear so much of restrictions and regulations which hamper and slow the growth of business. We hope city personnel, in the City of Auburn Hills, are not a part of that process and hope they proceed with vigor to do everything in their power to make this wonderful development happen.

   Terry W. Braun,
   Owner
Mr. Cohen introduced the request from Beztak Companies and Group 10 Management (Beztak) to construct a low-rise multi-family residential development called Five Points of Auburn Hills on 6.93 acres of land located at 3300 Five Points Drive. The parcel is zoned B-2, General Business district. The density of the project will be 25.7 units per acre. Five Points of Auburn Hills will feature 178 “luxury apartment homes” in six, three-story buildings with 352 parking spaces. It will include garages and carports, a clubhouse with fitness center and pool, and park area. The overall investment is estimated at $25 million.

Mr. Sam Beznos, Beztak Land Company, 31731 Northwestern Hwy., #250 W, Farmington Hills, MI, gave a brief overview and history of The Beztak Companies. Mr. Beznos stated this is a great opportunity given all the businesses located in the area. Mr. Beznos noted they are teaming up with the land owner, Group Ten Management, to develop the apartments.

Mr. Beznos introduced Mark Highland, also with The Beztak Companies, to give further information as needed. Mr. Highland stated the site location is a perfect place for a multi-family apartment project due to businesses, restaurants and retail in the surrounding area. Mr. Highland indicated the plan layout pushed the buildings out to the edges in an attempt to keep as much open area and space as possible. Mr. Highland noted the benefit of public transportation and employment opportunities. He indicated the willingness to answer any questions from the Planning Commission by himself or any of the company representatives in attendance.

Mr. Burmeister asked Mr. Cohen to discuss the traffic problems on Joswick and wondered if this development would increase those problems. He also asked if any signage will be installed stating no through traffic allowed and inquired if this can be done legally.

Mr. Cohen responded the Police Department does not believe the development would cause any more traffic problems than any typical development you would see on this site. Mr. Cohen also stated if there are any problems with traffic on Joswick, appropriate action would be taken.

Mr. Mendieta referenced the recorded shared parking / cross access agreement with adjacent properties and inquired which properties the agreement included.

Mr. Highland clarified the five properties included in the agreement are the proposed Five Points for Auburn Hills, the Medical Office Building to the north, Macaroni Grill, Applebee’s and Auburn Marketplace. All five have reciprocal access and parking agreements.

Mr. Mendieta stated the Five Points development is deficient 111 spaces. He asked if there will be a variance for that and how many total parking spaces are available.

Mr. Highland responded he has never counted them, but there are more than enough to be adequate for the need.

Mr. Ouellette inquired about the corporate leasing options and asked for further clarification.

Mr. Highland stated it depends on the company and what their particular needs are.

Mr. Beznos expanded about the Beztak suite stays division. Ten to twenty percent of the units are furnished and offered for corporate housing. The typical stays are usually three to six months, but many times the stays are extended. Some stays may be extended for years if they are on assignment, while others may move into the unfurnished units and stay for a period of time while looking for permanent housing.

Mr. Ouellette asked if the corporation or the individual signs the lease.

Mr. Beznos answered it varies with each company or corporation based on the agreement. All residents have a full background check and a letter from the company that supports their income. They must pass the same qualifications as any other resident applying for a lease.

Mr. Ouellette asked for confirmation regarding the proximity to Oakland University. He asked if the appeal for residents is not made towards the OU students.
Mr. Beznos affirmed they are not in the student housing business. He stated there are plenty of professionals and retirees that would like to be located close to Oakland University, but typically with the rental qualifications, students may not qualify based on income levels. Students are not the target market for this development. The Five Points development is targeting professionals.

Mr. Pierce asked for an explanation on how the parking situation is being solved.

Mr. Beznos responded they are very comfortable with the parking ratio. He further clarified not every unit will have two drivers and that reduces the number of parking spaces needed. Also, there are always units turning over and the development is never 100 percent filled at all times. Every unit will have an assigned parking spot. Some units also have garages and residents are required to park in them. The garages cannot be used for storage. Residents must have a “Resident Sticker” and cars parked illegally will be towed.

Ms. Shearer inquired how they will handle residents with overnight guests or visitors.

Mr. Beznos stated the corporate renters are usually international and only have one driver per unit. Overnight guests are allowed. If it becomes a problem with parking, it might have to be limited. The parking situation is actively managed onsite. There is a maintenance supervisor that lives onsite and the parking situation s monitored for any issues.

Mr. Pierce said he does not like over parking and appreciates the effort being made to control it.

Mr. Ouellette asked how often the facilities and units are upgraded to maintain the luxury status.

Mr. Beznos responded a large amount of capital is spent to maintain the projects. The average project has anywhere from $800 to $1200 per year spent to upgrade and maintain each unit.

Mr. Ouellette opened the public hearing at 7:21 p.m.

Mr. Ouellette closed the public hearing at 7:21 p.m.

Moved by Mr. Mendieta to recommend to City Council approval of the combined PUD Step One – Qualification / Step Two – Site Plan approval for Five Points of Auburn Hills subject to the administrative review team’s conditions.
Supported by Mr. Pierce.
VOTE: YES: Beidoun, Burmeister, Justice, Mendieta, Ouellette, Pierce, Shearer
NO: None        Motion Carried (7-0)

5b. Rochester Mills Production Brewery (7:23 p.m.)
Public Hearing/ Motion - Recommendation to City Council for Special Land Use Permit approval to allow for an on-site tasting room in the existing building, which will be open to the public

Mr. Keenan introduced the request from Rochester Mills Production Brewery for Special Land Use Permit approval to allow a tasting room at their production facility located at 3275 Lapeer West Road. The site is zoned I-1, Light Industrial district. The tasting room would be open the public and I also provide Rochester Mills the opportunity to educate the consumers about their products and brewing process and offer the public the opportunity to purchase their products. The food offered to the public will be limited to pre-packaged snacks, such as potato chips, pretzels and popcorn.

Mr. Keenan indicated the proposed hours of operation for the tasting room are: Monday – Thursday: 5:00pm to 10:00pm, Friday: 5:00pm to 11:00pm, Saturday: 3:00pm to 11:00pm, and Sunday: 12:00pm to 6:00pm. The tasting room will initially be open to the public Thursday, Friday and Saturday. Guided tours of the brewery would be offered to the public on Saturday afternoon.

Mr. Keenan explained Rochester Mills has more than the required 60 parking spaces available for the existing operation and proposed use.
Mr. Eric Briggeman, 3275 Lapeer West Road, Auburn Hills, MI informed the Planning Commission they have been in operation at the facility on Lapeer West since early 2012. Their brewing license from the State of Michigan allows them to have a tasting room, however the location is zoned light industrial. They are now ready to pursue the process that will allow them to open a tasting room.

Mr. Burmeister made a comment that he took a tour of the facility and was impressed with the packing and label making of the product. It was quite interesting to him.

Mr. Ouellette inquired if there will be sales on the property.

Mr. Briggeman answered the plan is to serve draft beer during the hours of operation Mr. Keenan mentioned. There will also be sales of 4 packs and half gallon jugs.

Mr. Pierce questioned how business has been.

Mr. Briggeman replied, business is good. The business has been growing every year and they are happy with the location. They have another location in downtown Rochester that has been very successful. They like to be involved in the community and also feel this is another way for Auburn Hills’ residents to participate and visit the operation.

Mr. Ouellette inquired if the Lapeer West location is the production for the restaurant in Rochester.

Mr. Briggeman clarified the restaurant produces their own beer, unless it’s a specialty product that is made at the Auburn Hills location. He gave a brief overview of the different licensing processes in Michigan.

Chairperson Ouellette opened the public hearing at 7:28 p.m.

Chairperson Ouellette closed the public hearing at 7:28 p.m.

Moved by Mr. Beidoun to recommend to City Council approval of the Special Land Use Permit for Rochester Mills Production Brewery to allow for a tasting room use in the existing industrial building located at 3275 Lapeer West subject to staff conditions. 
Supported by Ms. Shearer.
VOTE: YES: Beidoun, Burmeister, Justice, Mendieta, Ouellette, Pierce, Shearer  
NO: None        Motion Carried (7- 0)

5c.  Panda Express Restaurant (7:30 p.m.)
Public Hearing / Motion - Recommendation to City Council for Special Land Use Permit and Site Plan approval to construct a restaurant with a drive-through facility and outside seating area.

Mr. Keenan introduced the request from Panda Restaurant Group to construct a restaurant with a drive-through facility and outdoor seating area on a 1.66 acre site zoned B-2, General Business district. The property is located at the northeast corner of the Auburn Mile Shopping Center, just north of the Meijer store.

Mr. Keenan indicated the drive-through and outdoor seating area requires a Special Land Use Permit approval. He also mentioned a parking variance of 94 parking spaces was granted to allow for the creation of a new parcel to accommodate the proposed restaurant.

Mr. Keenan stated ground breaking is anticipated to take place in September 2016 with project completion occurring in December 2016. The estimated cost of the project is $1.3 million.

Mr. Richard Procanik, 3 Executive Drive, Suite 150, Somerset, NJ expanded on a couple of points. Mr. Procanik stated the Panda Express would fit in with the surrounding area and be a better use of the parking lot. A variance has been received to reduce the amount of parking for Meijer and allow for the development of Panda Express.
Mr. Procanik gave an overview of the traffic flow from the site plan explaining the point of entrance and exit would be the same. There is adequate parking and loading space with several no parking zones being installed. Landscaping will be in compliance with the site plan.

Mr. Keenan pointed out the gap in the trees on the site plan that could not be planted, is due to the overhead utility lines that cross the property.

Mr. Ouellette stated the variance was easy to grant due to the amount of parking within the Meijer parking lot. He also noted, the variance section was mostly employee parking.

Mr. Burmeister asked how many standalone Panda Express restaurants exist and if this location is unique to being a standalone development.

Mr. Procanik replied that 40 percent of all Panda Express restaurants are standalone.

Mr. Ouellette opened the public hearing at 7:37 p.m.

Mr. Ouellette closed the public hearing at 7:37 p.m.

Moved by Mr. Pierce to recommend to City Council approval of the Special Land Use Permit and Site Plan to allow the construction of a restaurant with a drive-through facility and outdoor seating area subject to staff and consultants conditions.

Supported by Ms. Justice.

VOTE: YES: Beidoun, Burmeister, Justice, Mendieta, Ouellette, Pierce, Shearer

NO: None

Motion Carried (7-0)

5d. Auburn Crossing (7:38 p.m.)

Public Hearing / Motion - Recommendation to City Council for Special Land Use Permit, Site Plan and Tree Removal Permit approval to allow for the construction of a shopping plaza with a drive-through facility and outside seating area.

Mr. Keenan introduced the request from Auburn Crossing Associates, LLC to renovate the Auburn Crossing retail center located between University Drive and Pontiac Road. The 4.5 acre site is zoned B-2, General Business district.

Mr. Keenan explained the plans call for demolishing the western portion of the existing building while making improvements to the remaining building façade. In addition to revitalizing the existing building, the plans include the construction of a new 7,728 square foot retail building closer to University Drive. The new building will have a drive-through facility and outdoor seating area. The drive-through and outdoor seating area requires a Special Land Use Permit approval.

Mr. Keenan noted that a four foot high screening wall will be constructed on north side of the property to help screen the row of parking spaces.

Mr. Keenan indicated ground breaking is anticipated to take place in July 2016 with project completion occurring in the first quarter of 2017. The estimated cost of the project is $4.95 million.

Mr. Kendall Lynchey, 135 S. Livernois, Rochester Hills, MI introduced himself and explained they are a family group of developers and they built the Auburn Crossing development originally in 1991. It has been a very successful project and look forward to updating the location. Mr. Lynchey feels with the growth of Auburn Hills and the new interchange, the location is a gateway to the community. There has been a tremendous amount of interest in the development from a varied group of national retailers. Due to this interest, they feel the project will perform well and be a great addition to Auburn Hills.

Mr. Pierce asked if this development will increase or reduce retail space.
Mr. Lynchey clarified the project will reduce approximately 3,000 square feet of the retail space within the Auburn Crossing development. He explained it was necessary in order to meet the updated landscaping requirements.

They are happy to do that to get the project they want. They are losing square footage, but gaining in the attractiveness of the project.

Mr. Beidoun asked about the retaining wall located behind the project and if it is there to protect the wetlands.

Mr. Lynchey responded the retaining wall does not have anything to do with wetlands, it is meant for screening between the development and cars that will park facing the houses located next to the project. He also clarified it is a retention pond located there, not a wetland.

Mr. Ouellette noted his approval of the removal of the driveway located in the back of the project and is pleased it does not line up with any of the streets located behind the development.

Mr. Burmeister inquired if any work or updates are being done to the back alleys since they are in such bad condition.

Mr. Lynchey stated the project includes a significant upgrade to the existing building, which includes both the front and the back of the development. The entire development is going to be upgraded.

Mr. Burmeister also commented his hope for something being done about the cars parking illegally in the fire lanes on the northeast side of the development.

Mr. Lynchey affirmed that request and stated he would pay more attention to the situation.

Mr. Ouellette asked if the awnings are going to stay or be removed.

Mr. Lynchey answered the awnings will be removed and replaced with perforated medal which the business signs will be attach to.

Mr. Pierce commented he has driven through the parking lot of Auburn Crossing at lunch time and was unable to find an open parking spot.

Mr. Lynchey stated the tenants in the development do very well. Since announcing the plans, they have attracted new tenants. They anticipate the new building being full and at this time have also filled the existing building with some new tenants as well. The flow of the new building will be much better than the existing layout.

Mr. Keenan explained the landscaping will be much enhanced with the new development. The dumpster enclosures will be updated. Screening for the dumpsters and also the transformers on the site will be updated. Mr. Keenan stated the improvements to the site will make the University corridor stand out.

Mr. Ouellette opened the public hearing at 7:47 p.m.

Mr. Ouellette closed the public hearing at 7:47 p.m.

Moved by Mr. Burmeister to recommend to City Council approval of the Special Land Use Permit and Site Plan to allow the construction of a retail center with a drive-through facility and outdoor seating area subject to staff and consultants conditions.

Supported by Mr. Pierce.

VOTE: YES: Beidoun, Burmeister Justice, Mendieta, Ouellette, Pierce, Shearer
NO: None

VOTE: YES: Beidoun, Burmeister Justice, Mendieta, Ouellette, Pierce, Shearer
NO: None

Motion Carried (7-0)

6. OLD BUSINESS - None

7. NEW BUSINESS
Mr. Cohen stated the meeting for June 15, 2016 is a public hearing for the NE Corner Master Plan. He does not anticipate it will be a long meeting. Much of the information will be the same as the previous meeting with the addition for the Rochester Soccer Club change. Mr. Cohen informed the Planning Commission there is a video on the Community Development blog showing what the property will look like if it is made non-residential. The video will be played at the June 15, 2016 meeting for all in attendance. Mr. Cohen clarified, with a change to the Master Plan, six affirmative votes are required. Therefore, it is important for Board members to be in attendance.

Ms. Shearer wondered if there has been any agreement between Kensington and the Rochester Soccer Club at this time from the standpoint of what was discussed at the previous meetings.

Mr. Cohen responded the two groups came together to talk and were able to come to an agreement on how they can co-exist. Discussion was made with the Soccer Club regarding the benefits of making their property non-residential and how it would involve possible future expansion. The Soccer Club Board has agreed to a change with their Master Plan land use designation. Their wish for future expansion includes additional fields with lighting. Under their current zoning, field lighting would not be permitted. Due to their desire for future expansion of additional fields with lighting, it benefits them to change their Master Plan. Mr. Cohen said in the future, if the Master Plan is adopted, both properties would be zoned Technology and Research.

Mr. Ouellette comment on the patience and due diligence of the process which allowed the two parties to work out their differences and come to an agreement that will work well for both

8. COMMUNICATIONS – Mr. Ouellette commented on Ms. Ochs absence due to her father being in the hospital. Prayers and thoughts go out to her and the family.

9. NEXT SCHEDULED MEETING - Wednesday, June 15, 2016 at 7:00 p.m. in the City Council Chamber.

10. ADJOURNMENT - The meeting was adjourned at 7:52 p.m.

Respectfully Submitted,

Mary Cox
Clerk III
1. CALL TO ORDER: Planning Commission Chairperson Ouellette called the meeting to order at 7:00 p.m.

2. ROLL CALL OF PLANNING COMMISSION:
   Present: Beidoun, Burmeister, Hitchcock, Mendieta, Ochs, Ouellette, Shearer
   Absent: Justice, Pierce
   Also Present: Director of Community Development Cohen, Assistant City Planner Keenan
   Guests: 10

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

4. APPROVAL OF MINUTES - None

5. PETITIONERS – None

6. OLD BUSINESS

   6a. Northeast Corner Neighborhood Master Plan (7:04)
       Public Hearing / Motion – Support the Draft Amendment to the Northeast Corner Neighborhood Master Plan in Concept and Forward to the City Council Requesting Permission to Distribute Per State Law

       There was once piece of correspondence received from Mr. and Mrs. David Heilbrun, of 4260 Bald Mountain Road. It was read to the audience by Ms. Ochs:

       "Watch(ed video) several times to get the lay of the project. Please note that this is a silent video and that is not real life. They are still talking Methane gas as the reason for industrial. That has been proven false by the DEQ. And the cities testing. Also note that Soccer field is expanding East and supposedly they already own that property. Also note the they are showing light poles on that field. These are not your average street lamps but are 80 foot stadium lighting poles. All of the meetings I attended had residents that were against that rezoning. They are talking 50 ft buildings with outside storage capabilities. We are talking a major increase in noise and traffic in this entire area."

       Mr. Cohen then provided an overview of the changes proposed to the Northeast Corner Neighborhood Master Plan as follows:

       First, allow a slight increase in the housing density incentive to encourage developers to save open space, woodlands, and other natural features. It works by allowing the clustering of homes, which leaves excess land as permanently preserved open space. An increase from 2.5 to 3.0 homes per acre is proposed to the current policy to help make the open space development option more attractive to home builders, as shown below. The existing requirement that caps conventional developments at 2.0 homes per acre would remain in place.
Second, allow attached duplex-style units in only open space developments (R-1A district) similar to those constructed in the Arbor Cove and Auburn Grove condominium projects.

Third, change the master plan designation from "single family residential" to "single family residential transitional" for the properties adjacent to the Shimmons Road curve, near the Oakland Christian School. The amendment will allow an open space development with attached duplex-style units and an increase in housing density from 2.5 to 3.5 homes per acre (not to exceed 28 homes). The increase in density is being provided as a financial incentive for the property owners to dedicate their land, at no cost to the City, so that the City may improve the curvature of that portion of the road in the future.

Fourth, change the master plan designation from "single family residential" to "non-residential transitional" for the Kensington Community Church (KCC) and Rochester Soccer Club (RSC) properties, which are located east of Bald Mountain Road and south of Dutton Road.

A. KCC has requested the amendment due to the results of methane testing on the site, reports of a closed landfill on the property, and consideration of adjacent industrial land uses. This change would allow “clean industrial” development on the property similar to the VAST building located across the street, west of Bald Mountain Road. No vehicular access would be permitted to Bald Mountain Road and high quality development with extensive landscape greenbelts would be required.

B. RSC has requested the amendment to allow an anticipated expansion of their soccer facility on the east side of their existing parking lot. The master plan designation would allow “clean industrial” development if RSC were to decide to vacate the site in the future.

Mr. Cohen showed the audience a video created by the KCC which demonstrated the concept of the proposed development.
Ms. Ochs questioned if the evergreen trees depicted in the video adjacent to the residential section were existing or proposed.

Mr. Jim Butler, PEA, 2430 Rochester Ct., Suite 100, Troy, MI 48083, answered Ms. Ochs question regarding the trees. He stated that there are some existing trees but they will be supplemented and there will be staggered rows. Mr. Butler explained that when they are first planted they will be 8-12 feet in height.

Mr. Burmeister questioned the height of the lights on the soccer field in relation to Mr. Heilbrun’s property on Bald Mountain Road. The two locations was were pointed out on an aerial photo by Mr. Butler. It was confirmed that there was significant distance, grade, and vegetation between the properties.

Ms. Ochs stated it was becoming increasingly difficult to make a left turn onto Bald Mountain from Dutton due the increase in current traffic and future traffic with the new developments going in and wanted to know if the signs could be put up stating No Thru Traffic. Mr. Cohen stated Bald Mountain Road is a public road and traffic cannot be prohibited but the need for a traffic light can certainly be researched.

Ms. Shearer questioned safety issues with the soccer fields being right next to light industrial buildings that may have a lot of traffic coming in and out.

Steve Guidos, Cunningham-Limp, 39800 W. Twelve Mile Road, Suite 200 Farmington Hills, MI 48331 has been continuously working with the residents, the City and the Rochester Soccer Club to ensure that these two proposed developments can work safely side by side. The fields will be surrounded by fences and children should not have any access to the parking lots of the new buildings. The amount of traffic coming in and out of the proposed businesses will be much lighter as opposed to a manufacturing type of business. There also would not be a large amount of employees at this type of businesses. All traffic would have access to Dutton Road only, not Bald Mountain and would most likely only head west on Dutton to access M-24 and I-75. There would really be no reason for them to head east on Dutton heading into Rochester Hills.

Mr. Mendieta wanted to know the difference between the terms Light Industrial and Clean Industrial.

Mr. Cohen explained they are similar, but Clean Industrial has more office space. Clean Industrial is basically Technology & Research, which is a term Auburn Hills created in the late 80’s with the building of Chrysler. T&R businesses are less intensive and typically have less truck traffic than light industrial facilities. Light Industrial uses have less office space and their primary use is manufacturing and/or warehousing.

Mr. Guidos indicated most likely the tenant that would be attracted to this type of site would be automotive related research facilities.

Mr. Ouellette opened the public hearing at 7:32 p.m.
Mr. Scott Heath, Rochester Soccer Club, 3200 Dutton Road, Auburn Hills MI  48326 wanted to answer any remaining questions the Commission may have. He wanted to emphasize the fact that the lights being proposed on the soccer fields are needed for the safety of the patrons and are imperative to the success of the Club. With the changing of the seasons it gets darker and darker on the fields and they really need to operate until 9 p.m. Additional fields are needed to give other fields rest periods so that they don’t get overused and experience too much wear and tear. The additional parking is needed for transitional periods of different practice and game schedules. The parking lots will not necessarily be all full all the time. Lighting is also needed in the parking lots for safety reasons.

Ms. Ochs stated that she was still having a hard time with the changing of the Master Plan for the RSC properties as opposed to just allowing for variances for things such as the RSC having more lighting / fields / parking lots.

Mr. Cohen emphasized that he understood and respected Ms. Ochs concerns. He said that changing the master planned land use allows the RSC property to be rezoned to T&R District. This corrects the problem of having uses allowed with special variances needed, which can be very challenging to justify from a legal standpoint. The T&R District allows for recreational uses and associated amenities of this type, whereas the Residential District does not. Mr. Cohen explained to the Planning Commission that staff believes this is the correct and appropriate change to make for the future of the community. It would be the appropriate land use designation whether the soccer field was operating at the site 15-20 years down the road or not. Mr. Cohen emphasized the change is based on the surrounding industrial land uses, specifically AJAX located directly across the street in Orion Township.

Mr. Ouellette closed the public hearing at 7:46 p.m.

Moved by Mr. Hitchcock to support the draft amendment to the Northeast Corner Neighborhood Master Plan in Concept and Forward the requested change to the City Council for permission to distribute to adjacent governmental agencies, utilities, and Oakland County for review per State Law.
Supported by Beidoun.
VOTE: YES:  Beidoun, Burmeister, Hitchcock, Mendieta, Ochs, Ouellette, Shearer
        NO:  None
Motion Carried (7-0)

7. NEW BUSINESS – None

8. COMMUNICATIONS – None

9. NEXT SCHEDULED MEETING – Wednesday, June 29, 2016 at 7:00 p.m. in the City Council Chamber

10. ADJOURNMENT - The meeting adjourned at 7:55 p.m.

Respectfully Submitted,

Christy Worrell
Clerk III
1. CALL TO ORDER: Planning Commission Chairperson Ouellette called the meeting to order at 7:00 p.m.

2. ROLL CALL OF PLANNING COMMISSION:
   Present: Beidoun, Burmeister, Hitchcock, Mendieta, Ouellette, Pierce, Shearer
   Absent: Justice, Ochs
   Also Present: Community Development Director Cohen, Deputy Clerk Novak, City Attorney Beckerleg
   Guests: 7

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

Moved by Mr. Beidoun to adjourn to Closed Session to discuss an Attorney Opinion.
Seconded by: Mr. Burmeister
VOTE: YES: Beidoun, Burmeister, Hitchcock, Justice, Mendieta, Ouellette, Pierce, Shearer
NO: None  Motion Carried (7-0)

Adjourned to Closed Session at 7:01 p.m.

3. CLOSED SESSION
Reconvened the regular meeting at 7:42 p.m.

4. PERSONS WISHING TO BE HEARD - None

5. APPROVAL OF MINUTES - None

6. PETITIONERS – None

7. OLD BUSINESS – None

8. NEW BUSINESS – None

8a. Lamar Advertising Company – LED Digital Billboard (7:42 p.m.)
Mr. Cohen explained this is a request from Lamar Advertising Company (Lamar) to install a digital billboard on the Simply Self Storage property located at 1096 Doris Road.

A PUD application has been submitted since the proposed billboard does not meet the spacing, height and setback requirements of the zoning ordinance. Lamar has provide a statement outlining the net public benefits resulting from the installation of the billboard.

Staff recommends approval of the PUD application. The zoning deviations requested by Lamar, for this particular location, are acceptable from a land use planning standpoint.

Joseph Shopshear, Lamar Advertising Company representative; Robert Zuver, Lamar Advertising Company lease manager, Adam Behrendt, Lamar Advertising Company attorney, introduced themselves.

Mr. Behrendt thanked Mr. Cohen and Mr. Beckerleg for working with them.

Mr. Hitchcock asked when Lamar is seeking to construct a sign, what is the typical distance between signs, their preferred distance.
Mr. Shopshear explained this request does not meet the City’s 4,000 feet between electronic billboards, but meets the State’s requirement of 1,750 feet; as well as the State’s static billboard spacing distance of 1,000 feet.

Mr. Behrendt explained the State of Michigan spaces billboards at 1,000 on the same side of the road, but electronic billboards at 1,750 feet on both sides of the road.

Mr. Hitchcock stated he understands the required distances, but asked if there was a typical spacing Lamar preferred between billboards.

Mr. Behrendt stated not much different than this request, the 1,750 or so feet. There are no other locations that are suitable within this stretch of the freeway or would be permitted. He doesn’t believe there is a saturation point because of the 1,750 feet requirement.

Mr. Hitchcock noted there is back-to-back messaging to be viewed from either direction, asking if the same message will be concurrently displayed.

Mr. Behrendt stated there will be different messages being shown; the State requires a six second flip.

Mr. Cohen stated the City’s requirement is an eight second message flip.

Mr. Shopshear stated the two messages cannot be seen by a driver; the sign is positioned so only one side of the sign can be seen from each direction.

Mr. Hitchcock asked for confirmation that the sign can always be controlled in the event of a problem or requirements not being met.

Mr. Shopshear confirmed his information will be on file with police and fire, if there is any reason he needs to be contacted. There is a network operating center that has complete control of all Lamar signs and can shut the sign down immediately if need be. The default for all signs is to shut off.

Mr. Burmeister stated there are a number of electronic billboard signs in Auburn Hills and there have been a number of resident complaints. He asked why these signs aren’t being considered for Troy, Bloomfield Township or Independence Township, along I-75.

Mr. Behrendt explained he also represents other sign companies in the area and billboards are a necessary component of a commercial society. The company currently has one billboard in Troy; Bloomfield Township doesn’t have much industrial or commercial property to support a billboard. Auburn Hills is unique and a welcome center, having the Palace, FCA, tiered automobile industries, hotels and the biggest shopping center in the area.

This will be the first Lamar sign in Auburn Hills.

Mr. Ouellette opened the public hearing at 7:50 p.m.

Ed Roden, 2224 Mattie Lu, explained he is concerned with the light pollution. Currently there is a sign that is extremely bright, all night long. During the summer months it isn’t as bad as other months because leaves on the trees block much of the light. He has blinds in his bedroom to block the light, but with the blinds closed he isn’t able to enjoy opening his window for the breeze because of the brightness. He doesn’t believe this sign will impact him, but he has concerns for other residents.

Mr. Burmeister stated he understands the light pollution, being a neighbor of Mr. Roden. He asked how far the nearest neighborhood is to this proposed sign.

Mr. Cohen stated for this Lamar sign, there isn’t a residential neighborhood close by; several thousand feet away. He also confirmed for Mr. Burmeister this proposed location is a lower elevation than the Walton Boulevard sign.

Mr. Shopshear also confirmed there is no residential neighborhoods anywhere near this proposed sign. He suggested Mr. Roden contact the operator of the offending sign and report his concerns. The brightness can be adjusted.

Paul Blanchard, representing Seoyon American Corporation, which is located about 500 feet from the proposed sign. Explained the company, a Korean automotive supplier, purchased this facility in 2014. The company is opposed to this very large sign; the sign will give the area a shopping mall appearance and not the professional engineering look the company portrays.

Mr. Blanchard confirmed there is signage on their building, corporate logo; no this sign will not block their signage. Seoyon American Corporation is located at 1265 Doris Road.

Mr. Burmeister asked what portion of the V-sign will be facing the Seoyon building.

Mr. Shopshear explained it will be the open end of the V-shape.

Mr. Ouellette noted the City’s ordinance only allows billboard signs in light industrial zoning districts.

Mr. Cohen confirmed, he has not received any correspondence from any other property owner regarding this proposed sign.

Mr. Beidoun understood the proposed sign is 70 feet tall and the ordinance allows for 55 feet; he questioned if the ground level at this location is even with I-75.
Mr. Cohen stated when the ordinance was written, 55 feet was the ideal height, however, the area is quite hilly and the grade with I-75 is frequently not even. The property for this proposed sign is lower than the grade with I-75, so it made sense to allow a taller billboard.

Hearing no comment, Mr. Ouellette closed the public hearing at 7:59 p.m.

Moved by Mr. Pierce to recommend to City Council approval of the combined PUD Step One – Qualification / Step Two – Site Plan approval for LAMAR ADVERTISING COMPANY subject to the terms and conditions of the Development Agreement.

Seconded by Mr. Hitchcock.

VOTE: YES: Hitchcock, Justice, Mendieta, Ouellette, Pierce, Shearer

NO: Beidoun, Burmeister

Motion Carried (5-2)

Mr. Ouellette stated this will be forwarded to City Council on July 25, 2016.

9. COMMUNICATIONS

Mr. Cohen noted the Michigan Association of Planning conference is approaching and asked the Planning Commissioners to let him know if they are interested in attending. Ms. Ochs, the newest Planning Commissioner is unable to attend; there are three spaces available.

Mr. Cohen, at Ms. Verbeke’s request, supplied the Planning Commissioner’s with the Fire Millage information for the upcoming August election.

10. NEXT SCHEDULED MEETING - Wednesday, July 13, 2016 at 7:00 p.m. in the City Council Chamber

11. ADJOURNMENT

Hearing no objection, the meeting was adjourned at 8:02 p.m.

Respectfully Submitted,

Kathleen Novak
Deputy Clerk
To: Mayor and City Council
From: Thomas A. Tanghe, City Manager and Steven J. Cohen, Director of Community Development
Submitted: June 29, 2016
Subject: Motion – To Accept the Planning Commission’s Findings and Grant Permission to Distribute the Draft Amendment to the Northeast Corner Neighborhood Master Plan

INTRODUCTION
After considerable public input, the attached draft amendment to the Northeast Corner Neighborhood Master Plan was approved (in concept) by the Planning Commission on June 15, 2016. If the Planning Commission’s findings are found to be acceptable by the City Council, staff will forward the draft amendment to various outside agencies for review and comment per State law.

NEXT STEPS
Staff anticipates this draft amendment will cycle through the planning process by late September 2016.

<table>
<thead>
<tr>
<th>Date</th>
<th>State Law Requires</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>January 19, 2016</td>
<td>No</td>
<td>The Planning Commission holds neighborhood visioning meeting. Over 2,000 postcards sent to property owners and occupants of properties within the NE Corner.</td>
</tr>
<tr>
<td>February 16, 2016</td>
<td>No</td>
<td>The Planning Commission reviews input received at the neighborhood visioning meeting. Reviews potential changes to the master land use plan.</td>
</tr>
<tr>
<td>March 16, 2016</td>
<td>No</td>
<td>The Planning Commission holds public hearing regarding draft master plan amendment. Notice placed in Oakland Press. Action delayed to date uncertain.</td>
</tr>
<tr>
<td>June 15, 2016</td>
<td>No</td>
<td>The Planning Commission submits the revised draft plan to the City Council for review and comment. The City Council is requested to grant permission to distribute the draft plan to adjacent municipalities, Oakland County, SEMCOG, and utilities for comment.</td>
</tr>
<tr>
<td>July 11, 2016</td>
<td>Yes</td>
<td>The Planning Commission submits the revised draft plan to the City Council for review and comment. The City Council is requested to grant permission to distribute the draft plan to adjacent municipalities, Oakland County, SEMCOG, and utilities for comment.</td>
</tr>
<tr>
<td>August 23, 2016</td>
<td>Yes</td>
<td>The Oakland County Zoning Coordinating Committee conducts an advisory review of the proposed amendment on August 23, 2016.</td>
</tr>
<tr>
<td>September 14, 2016</td>
<td>Yes</td>
<td>The Planning Commission anticipates conducting the final public hearing. Final notice will be placed in the Oakland Press and sent to adjacent municipalities, Oakland County, SEMCOG, and utilities at least 15 days prior to the hearing. The Planning Commission would adopt the amendment at this meeting.</td>
</tr>
<tr>
<td>September 26, 2016</td>
<td>Yes</td>
<td>Amendment formally received and filed by the City Council</td>
</tr>
</tbody>
</table>

PLANNING COMMISSION RECOMMENDATION
Approved the draft amendment on June 15, 2016 (7-0 vote).

MOTION
“Move to accept the Planning Commission’s findings and grant staff permission to distribute the draft amendment to the Northeast Corner Neighborhood Master Plan per state requirements.”

I CONCUR: ___________________________
THOMAS A. TANGHE, CITY MANAGER
Draft Amendment to the City of Auburn Hills
Master Land Use Plan
Northeast Corner Neighborhood Master Plan

Back in July 2000, a planning process for the Northeast Corner Neighborhood was initiated by the City due to the community’s dissatisfaction with the housing density permitted under the zoning at the time.

The Northeast Corner Neighborhood is the area bounded to the north by Dutton Road, south by Walton Boulevard, west by M-24, and east by the City of Rochester Hills border.

The planning study came on the heels of the City’s approval of a single-family subdivision that met all ordinance requirements. Many property owners and City officials expressed two primary concerns about that project: 1) it was too dense for the area; and 2) the mass grading needed to level the site required the removal of hundreds of trees.

The main concern back then was that the Northeast Corner Neighborhood was one of the few natural or “rural” areas left in the City and that the atmosphere of the area would be destroyed if the City did not alter its existing land use policy. As a result, the City held workshops to determine what the community wanted the area to look like in the future. Property owners were encouraged to express their opinions throughout the planning process.

In the end, it was clear to City officials that the majority of those involved in the process wanted the housing density lowered to preserve the neighborhood’s open space and natural features. In April 2001, the Planning Commission adopted a new master plan which accomplished those goals. Upon adoption, the majority of the property in the neighborhood was rezoned to implement the new policy. It is noted that changes to both the master plan and zoning ordinance included provisions allowing the clustering of housing units and increased density, as a financial incentive for home builders to permanently preserve open space.

Fast forward 15 years. On January 19, 2016, the City held a visioning meeting with the neighborhood at a local church to discuss some potential tweaks envisioned to the original plan.

Photo taken at the neighborhood visioning meeting held on January 19, 2016

This process to update the plan follows a parcel specific change to the neighborhood plan in November 2015 that facilitated a density increase for a housing development proposed by Moceri Companies called Villa Montclair.
As a result of the input received at public meetings held on January 19, 2016, February 16, 2016, and March 16, 2016, the Planning Commission drafted the following amendments to the Northeast Corner Neighborhood Master Plan:

**First**, allow a slight increase in the housing density incentive to encourage developers to save open space, woodlands, and other natural features. It works by allowing the clustering of homes, which leaves excess land as permanently preserved open space. An increase from 2.5 to 3.0 homes per acre is proposed to the current policy to help make the open space development option more attractive to home builders, as shown below. The existing requirement that caps conventional developments at 2.0 homes per acre would remain in place.

**Second**, allow attached duplex-style units in only open space developments similar to those constructed in the Arbor Cove and Auburn Grove condominium projects, as shown below.
Third, change the master plan designation from “single family residential” to “single family residential transitional” for the properties adjacent to the Shimmons Road curve, near the Oakland Christian School in the location shown below. The amendment will allow an open space development with attached duplex-style units and an increase in housing density from 2.5 to 3.5 homes per acre (not to exceed 28 homes). The increase in density is being provided as a financial incentive for the property owners to dedicate their land, at no cost to the City, so that the City may improve the curvature of that portion of the road in the future.

Fourth, change the master plan designation from “single family residential” to “non-residential transitional” for the Kensington Community Church (KCC) and Rochester Soccer Club (RSC) properties, which are located east of Bald Mountain Road and south of Dutton Road (shown below).

A. KCC has requested the amendment due to the results of methane testing on the site, reports of a closed landfill on the property, and consideration of adjacent industrial land uses. This change would allow “clean industrial” development on the property similar to the VAST building located across the street, west of Bald Mountain Road. No vehicular access would be permitted to Bald Mountain Road and high quality development with extensive landscape greenbelts would be required.

B. RSC has requested the amendment to allow an anticipated expansion of their soccer facility on the east side of their existing parking lot. The master plan designation would allow “clean industrial” development if RSC were to decide to vacate the site in the future.
The map below illustrates the proposed changes along with minor adjustments to the planned ROW widths for Dutton Road, Tienken Road, N. Squirrel Road, and M-24.

Changes

#1 and #2

#3

#4
This plan is intended to show generalized land use and is not intended to indicate precise size, shape or dimension. These proposals reflect future land use recommendations and do not necessarily imply short range zoning proposals.

Wetlands are also not precisely shown. Final boundary determinations require field analysis and determination.

This illustration of the Master Plan, together with other descriptive matter, was duly adopted by Planning Commission Resolution on

Chairperson

Secretary

Planned Land Use Classification

- Single Family Residential
  - (2.0 Units Per Gross Acre - Conventional Development)
  - (3.0 Units Per Gross Acre - Open Space Development)
- Multiple Family Residential
- Single Family Residential Transitional
- Non-Residential
- Non-Residential Transitional
  - (Technology / Office Development)
- Wetlands

Planned Road R.O.W.

- Major Thoroughfare
  - (150’-204’ R.O.W.) 5 Lanes or Boulevard
- Thoroughfare
  - (100’-120’ R.O.W.) 3-5 Lanes
- Major Collector
  - (80’-100’ R.O.W.) 2-3 Lanes
- Collector
  - (60’-80’ R.O.W.) 2 Lanes
- Other Roads

Northeast Corner Neighborhood Master Plan

City of Auburn Hills

Oakland County Michigan

City of Auburn Hills Planning Commission

Map Published: May 25, 2016

In coordination with the Community Development Department
# Planning Commission

**Public Notice**

| Meeting Date, Time, and Location: | Wednesday, June 15, 2016 at 7:00 p.m.  
City of Auburn Hills - City Council Chambers  
1827 N. Squirrel Road, Auburn Hills, MI 48326 |
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<td>Nature of the Request:</td>
<td>PUBLIC HEARING - Review of proposed amendments to the City’s Northeast Corner Neighborhood Master Plan</td>
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| City Staff Contact: | Steven J. Cohen, AICP  
Director of Community Development -  
248-364-6941 |

The proposed amendments are available for inspection prior to the meeting at the Community Development Department, located in the municipal campus at 1827 N. Squirrel Road, Auburn Hills, MI 48326, during regular City business hours.

Persons wishing to express their views may do so in person at the meeting, or in writing addressed to the Planning Commission c/o Steve Cohen, Director of Community Development at the above address.

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.

Published May 28, 2016
Meeting Date, Time, and Location:
Wednesday, June 15, 2016 at 7:00 p.m.
City of Auburn Hills - City Council Chambers
1827 N. Squirrel Road, Auburn Hills, MI 48326

Nature of the Request:
PUBLIC HEARING - Review of proposed amendments to the City’s Northeast Corner Neighborhood Master Plan

The following amendment is being considered within 1,000 feet of your property:

Change the master plan designation from “single family residential” to “non-residential transitional” for the former Kensington Community Church and RSC properties (Sidwell Nos. 14-01-100-026 thru 029), which are located east of Bald Mountain Road and south of Dutton Road.

Kensington Community Church has requested the amendment due to the results of methane testing on the site, reports of a closed landfill on the property, and consideration of adjacent industrial land uses. This change will allow “clean industrial” development on the property similar to the VAST building located across the street, west of Bald Mountain Road. No vehicular access will be permitted to Bald Mountain Road. High quality development with extensive landscape greenbelts would be required.

RSC has requested the amendment to allow an anticipated expansion of their soccer facility on the east side of their existing parking lot. The master plan designation would allow “clean industrial” development if RSC were to decide to vacate the site in the future.

City Staff Contact:
Steven J. Cohen, AICP
Director of Community Development - 248-364-6941

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May 20, 2016

Steve Cohen
Director of Community Development
City of Auburn Hills Planning Commission
1827 North Squirrel Road
Auburn Hills, MI 48326

RE: Proposed change to the Master Plan (NE Corner of Dutton & Bald Mountain Roads)

To whom it may concern,

RSC is a non-profit 501c(3) company which was established in 1978. We have been serving the local community for the last 38 years by offering wellness programs to our children. The soccer programs we offer are for varying skill levels and ages (preschoolers to High School students). All total our organization satisfies the needs of over 3,200 youth soccer players in the local communities which also makes us one of the largest soccer clubs in the state of Michigan.

RSC currently owns 28 acres on Dutton Road between Squirrel and Bald Mountain Roads. To meet the needs of our members we are interested in expanding our development. We feel that changing the designation of our property from residential to nonresidential transitional on the Master Plan and subsequently rezoning the property to T&R, Technology and Research District will give us the flexibility to meet our expansion needs.

We would like to develop additional soccer fields on our property. The addition of more soccer fields will allow us to better maintain our existing fields by resting (i.e. not using) more fields than we currently do. This has the benefit of increasing the longevity of the fields and creating a better surface for our kids to play on.

In conjunction with our new development we would like to incorporate field lighting into the design. We have identified the north eastern section of our property as the location for the lights and our intent would be to use the lighting on two fields.

Daylight hours are a limiting factor in our business operations. By incorporating lighting, we will be able to offer a more controlled experience to our members which will increase the safety for our kids and provide greater value added services while outdoors.

Changing the Master Plan to from residential to nonresidential transitional will give us the flexibility needed to meet our organization’s future growth plans.

Sincerely,

Scott Heath
Treasurer

Equal opportunity for all youth to have fun, learn skills and appreciate the beauty of soccer
February 2, 2016

Steve Cohen
Director of Community Development
City of Auburn Hills Planning Commission
1827 North Squirrel Road
Auburn Hills, MI 48326

RE: Property located on the NE Corner of Dutton & Bald Mountain Roads

To whom it may concern,

Kensington Church currently owns property on the NE corner of Dutton and Bald Mountain Roads, and no longer has plans for utilizing the property and wishes to sell it.

A few of the factors leading to this decision are:

1. The property has environmental challenges that impact the marketability of the current zoning and master plan designation of residential.
2. The surrounding land uses would support a change to non-residential (Dutton Corporate Center to the west and AJAX to the north).
3. The church has been approached by a reputable developer who believes that the site is well-suited for an industrial corporate headquarters.

Kensington Church wishes to work with the City to proceed with a master plan and zoning change that is respectful to the neighboring residential areas by utilizing greater building setbacks and buffering than the ordinance requires, and restricting the use of the property from oil and gas drilling/exploration, outside storage of materials, and certain industrial uses via a planned unit development application.

The Kensington team would be happy to discuss the matter further informally with the Planning Commission at their convenience.

Sincerely,

Dave Smith
Director of Finance
March 4, 2016

To: Steven J. Cohen, AICP
   Director of Community Development
   City of Auburn Hills

RE: 3178 Shimmons Rd. – Density Change

Mr. Cohen:

I am writing this letter to inform you that I would like the City of Auburn Hills to proceed forward with the possible density change for the above mentioned property. I believe that this change would be a positive for City if the property was developed by increasing the tax base for the community. Whether the property is used for a new development or develop for my personal use, the City will benefit from the eventual Shimmons Rd. improvements that will eventually happen at the site.

Feel free to contact me with any questions you may have.

Sincerely,

Darren Audia
1. CALL TO ORDER: Planning Commission Chairperson Ouellette called the meeting to order at 7:00 p.m.

2. ROLL CALL OF PLANNING COMMISSION:
   Present: Beidoun, Burmeister, Hitchcock, Mendieta, Ochs, Ouellette, Shearer
   Absent: Justice, Pierce
   Also Present: Director of Community Development Cohen, Assistant City Planner Keenan
   Guests: 10

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

4. APPROVAL OF MINUTES - None

5. PETITIONERS – None

6. OLD BUSINESS

6a. Northeast Corner Neighborhood Master Plan (7:04)
   Public Hearing / Motion – Support the Draft Amendment to the Northeast Corner Neighborhood Master Plan in Concept and Forward to the City Council Requesting Permission to Distribute Per State Law

   There was once piece of correspondence received from Mr. and Mrs. David Heilbrun, of 4260 Bald Mountain Road. It was read to the audience by Ms. Ochs:

   “Watch(ed video) several times to get the lay of the project. Please note that this is a silent video and that is not real life. They are still talking Methane gas as the reason for industrial. That has been proven false by the DEQ. And the cities testing. Also note that Soccer field is expanding East and supposedly they already own that property. Also note the they are showing light poles on that field. These are not your average street lamps but are 80 foot stadium lighting poles. All of the meetings I attended had residents that were against that rezoning. They are talking 50 ft buildings with outside storage capabilities. We are talking a major increase in noise and traffic in this entire area.”

   Mr. Cohen then provided an overview of the changes proposed to the Northeast Corner Neighborhood Master Plan as follows:

   **First**, allow a slight increase in the housing density incentive to encourage developers to save open space, woodlands, and other natural features. It works by allowing the clustering of homes, which leaves excess land as permanently preserved open space. An increase from 2.5 to 3.0 homes per acre is proposed to the current policy to help make the open space development option more attractive to home builders, as shown below. The existing requirement that caps conventional developments at 2.0 homes per acre would remain in place.

   **Second**, allow attached duplex-style units in only open space developments (R-1A district) similar to those constructed in the Arbor Cove and Auburn Grove condominium projects.
Third, change the master plan designation from “single family residential” to “single family residential transitional” for the properties adjacent to the Shimmons Road curve, near the Oakland Christian School. The amendment will allow an open space development with attached duplex-style units and an increase in housing density from 2.5 to 3.5 homes per acre (not to exceed 28 homes). The increase in density is being provided as a financial incentive for the property owners to dedicate their land, at no cost to the City, so that the City may improve the curvature of that portion of the road in the future.

Fourth, change the master plan designation from “single family residential” to “non-residential transitional” for the Kensington Community Church (KCC) and Rochester Soccer Club (RSC) properties, which are located east of Bald Mountain Road and south of Dutton Road.

A. KCC has requested the amendment due to the results of methane testing on the site, reports of a closed landfill on the property, and consideration of adjacent industrial land uses. This change would allow “clean industrial” development on the property similar to the VAST building located across the street, west of Bald Mountain Road. No vehicular access would be permitted to Bald Mountain Road and high quality development with extensive landscape greenbelts would be required.

B. RSC has requested the amendment to allow an anticipated expansion of their soccer facility on the east side of their existing parking lot. The master plan designation would allow “clean industrial” development if RSC were to decide to vacate the site in the future.

Mr. Cohen showed the audience a video created by the KCC which demonstrated the concept of the proposed development.

Ms. Ochs questioned if the evergreen trees depicted in the video adjacent to the residential section were existing or proposed.

Mr. Jim Butler, PEA, 2430 Rochester Ct., Suite 100, Troy, MI 48083, answered Ms. Ochs question regarding the trees. He stated that there are some existing trees but they will be supplemented and there will be staggered rows. Mr. Butler explained that when they are first planted they will be 8-12 feet in height.

Mr. Burmeister questioned the height of the lights on the soccer field in relation to Mr. Heilbrun’s property on Bald Mountain Road. The two locations were were pointed out on an aerial photo by Mr. Butler. It was confirmed that there was significant distance, grade, and vegetation between the properties.

Ms. Ochs stated it was becoming increasingly difficult to make a left turn onto Bald Mountain from Dutton due the increase in current traffic and future traffic with the new developments going in and wanted to know if the signs could be put up stating No Thru Traffic. Mr. Cohen stated Bald Mountain Road is a public road and traffic cannot be prohibited but the need for a traffic light can certainly be researched.

Ms. Shearer questioned safety issues with the soccer fields being right next to light industrial buildings that may have a lot of traffic coming in and out.

Steve Guidos, Cunningham-Limp, 39800 W. Twelve Mile Road, Suite 200 Farmington Hills, MI 48331 has been continuously working with the residents, the City and the Rochester Soccer Club to ensure that these two proposed developments can work safely side by side. The fields will be surrounded by fences and children should not have any access to the parking lots of the new buildings. The amount of traffic coming in and out of the proposed businesses will be much lighter as opposed to a manufacturing type of business. There also would not be a large amount of employees at this type of businesses. All traffic would have access to Dutton Road only, not Bald Mountain and would most likely only head west on Dutton to access M-24 and I-75. There would really be no reason for them to head east on Dutton heading into Rochester Hills.

Mr. Mendieta wanted to know the difference between the terms Light Industrial and Clean Industrial.

Mr. Cohen explained they are similar, but Clean Industrial has more office space. Clean Industrial is basically Technology & Research, which is a term Auburn Hills created in the late 80’s with the building of Chrysler. T&R
businesses are less intensive and typically have less truck traffic than light industrial facilities. Light Industrial uses have less office space and their primary use is manufacturing and/or warehousing.

Mr. Guidos indicated most likely the tenant that would be attracted to this type of site would be automotive related research facilities.

Mr. Ouellette opened the public hearing at 7:32 p.m.

Mr. Scott Heath, Rochester Soccer Club, 3200 Dutton Road, Auburn Hills MI 48326 wanted to answer any remaining questions the Commission may have. He wanted to emphasize the fact that the lights being proposed on the soccer fields are needed for the safety of the patrons and are imperative to the success of the Club. With the changing of the seasons it gets darker and darker on the fields and they really need to operate until 9 p.m. Additional fields are needed to give other fields rest periods so that they don’t get overused and experience too much wear and tear. The additional parking is needed for transitional periods of different practice and game schedules. The parking lots will not necessarily be all full all the time. Lighting is also needed in the parking lots for safety reasons.

Ms. Ochs stated that she was still having a hard time with the changing of the Master Plan for the RSC properties as opposed to just allowing for variances for things such as the RSC having more lighting / fields / parking lots.

Mr. Cohen emphasized that he understood and respected Ms. Ochs concerns. He said that changing the master planned land use allows the RSC property to be rezoned to T&R District. This corrects the problem of having uses allowed with special variances needed, which can be very challenging to justify from a legal standpoint. The T&R District allows for recreational uses and associated amenities of this type, whereas the Residential District does not. Mr. Cohen explained to the Planning Commission that staff believes this is the correct and appropriate change to make for the future of the community. It would be the appropriate land use designation whether the soccer field was operating at the site 15-20 years down the road or not. Mr. Cohen emphasized the change is based on the surrounding industrial land uses, specifically AJAX located directly across the street in Orion Township.

Mr. Ouellette closed the public hearing at 7:46 p.m.

Moved by Mr. Hitchcock to support the draft amendment to the Northeast Corner Neighborhood Master Plan in Concept and Forward the requested change to the City Council for permission to distribute to adjacent governmental agencies, utilities, and Oakland County for review per State Law. Supported by Beidoun.
VOTE: YES: Beidoun, Burmeister, Hitchcock, Mendieta, Ochs, Ouellette, Shearer
NO: None
Motion Carried (7-0)

7. NEW BUSINESS – None

8. COMMUNICATIONS – None

9. NEXT SCHEDULED MEETING – Wednesday, June 29, 2016 at 7:00 p.m. in the City Council Chamber

10. ADJOURNMENT - The meeting adjourned at 7:55 p.m.

Respectfully Submitted,

Christy Worrell
Clerk III
1. CALL TO ORDER: Planning Commission Chairperson Ouellette called the meeting to order at 7:02 p.m.

2. ROLL CALL OF PLANNING COMMISSION:
   Present: Beidoun, Burmeister, Hitchcock, Justice, Mendieta, Ochs, Ouellette, Shearer
   Absent: Pierce
   Also Present: Director of Community Development Cohen, Assistant City Planner Keenan
   Guests: 26

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

3. PERSONS WISHING TO BE HEARD - None

6. OLD BUSINESS

6a. Northeast Corner Neighborhood Master Plan (7:43 p.m.)
   Public Hearing / Motion – Support the Draft Amendment to the Northeast Corner Neighborhood Master Plan in Concept and Forward to the City Council Requesting Permission to Distribute Per State Law.

Mr. Cohen provided an overview of the proposed draft amendments to the Northeast Corner Neighborhood Master Plan that are based on public input gathered during the two public hearings held on January 19, 2016 and February 16, 2016. He indicated the four proposed changes to the master plan that came out of the two meetings.

Mr. Cohen explained the first proposed change would increase the density for open space development from 2.5 units per acre to 3.0 units per acre. Currently the City ordinance provides a density incentive from 2 to 2.5 units per acre for an open space development, which does not appear to be attractive enough to attract quality open space developments that preserve open space. The proposed change would help attract such quality open space developments that will preserve open space, woodlands and other natural features residents have identified as being important to protect. The proposed density increase would only apply to open space development and not apply to conventional development.

Mr. Cohen indicated the second proposed change is based on the success of the Arbor Cove and Auburn Grove open space developments that have attracted new residents to the neighborhood that like the condominium lifestyle and duplexes that require little maintenance for the home owner. The change would allow attached single family duplex-style units but only as part of an open space development.

Mr. Cohen explained the third proposed change relates to the Kensington Church site which has some environmental issues. Staff believes it would be difficult to develop the site as residential due to the facts that 1) methane has been detected at the site; 2) there was a landfill on the site; 3) the site is right across the street from the Ajax Industrial; 3) Orion Township Master Plan identifies the properties on the north side of the road for as industrial; and 4) the site is surround by industrial uses to the north and west. It would make more sense if the City were able to control future uses on the site through the Master Plan, while making the site more productive and could also function as a good transitional use. If the Master Plan were to change the property from residential use to nonresidential transition, implemented through a T & R District where it is mostly office or a clean industrial type of use that would be controlled through a planned unit development. This would enable the City to control the things the residents are concerned about, no oil drilling, no outside storage, minimizing the truck traffic, possibly getting a use similar to the Strattec Security Corporation building across Bald Mountain Road.
Mr. Cohen indicated the fourth change relates to the desire to make improvements to the Shimmons Road curve near Oakland Christian School, which has been under discussion for a few years. The problem is that the City does not own enough road right-of-way to make the necessary road improvement to improve the curvature of that portion of the road in the future. The City would have to acquire land from the owner of the property at the corner. The thought is that the property owner would provide the City with enough land in exchange for allowing an open space development with attached duplex-style single family units and increase the housing density from 2.5 to 3.5 homes per acre, not to exceed 28 homes. It appeared that a majority of the residents in attendance seemed to support this change.

Mr. Cohen explained that there were a few other possible changes discussed at the February 16, 2016 that the residents did not seem to support, such as allowing non-residential and multiple family uses on bald mountain road. Since there wasn’t support from the residents those items were dropped.

Mr. Cohen indicated that the four proposed changes, if adopted, will be the first changes made to the Northeast Corner Neighborhood Master Plan in the last 15 years. He mentioned the City has gone above and beyond for what is required by state law in seeking public input by holding two town hall meetings and a public hearing tonight. However the City believes it is important to let its residents know what is going on. If the Planning Commission accepts the changes, it would be forwarded to the City Council for their acceptance. If City Council accepts the changes it would be forwarded to Oakland County and the surrounding communities to see if there are any objections. If there are no objections it would come back to the city for a final public hearing and adoption. So the purpose of the public hearing today is to get final comments and answer any questions that the Planning Commission may have and then make a decision on how to proceed with these changes.

Ms. Shearer questioned the methane gas and whether it continues to be an issue at this time.

Mr. Cohen responded that it is not a concern as an explosive nature or a hazard to the public, but it is a concern due to the consistent readings reported on the Kensington site. Discussions with environmental experts and the State of Michigan indicate the methane gas issue makes it a very difficult situation to develop the Kensington location as residential housing. The next step is to identify what type of productive and appropriate uses would serve as an appropriate buffer to the neighborhood. This started the discussion of clean industrial technology and research being a viable option. The methane gas is not at a dangerous level, but is at a level that would not allow for residential development.

Ms. Shearer questioned what type of remediation costs’ would a light industrial business incur for development to happen in that area.

Mr. Cohen stated Kensington Church would be best to answer that question. They have a builder from Cunningham Limp advising them.

Ms. Shearer inquired if Kensington Church has any issues at this time with the methane.

Mr. Cohen responded the property is vacant at this time.

Mr. Hitchcock asked for clarification in regards to the presence of methane gas not allowing for residential development and if it is based on a marketing standpoint or interest from developers. Mr. Hitchcock stated from a legal standpoint, residential could be developed at the Kensington site.

Mr. Cohen replied they are suggesting it from a marketing standpoint and an understanding of the industry. The site has industrial on three corners and due to the environmental issues it has, it is not ideal for residential. The Planning Commission can choose not to change the Master Plan and leave it as residential; however, we are advising and Kensington is requesting the best use for the property would be a non-residential use. The Master Plan is how we control the use and what is deemed appropriate for the neighborhood.

Mr. Hitchcock asked if Mr. Cohen has spoken with any other residential developers since the last meeting.

Mr. Cohen stated yes, they have spoken with residential developers about the property and it was not found favorable. Indication was, it was not a site they would be interested in.
Mr. Hitchcock said at the last meeting, it was questioned if Pulte or any other developers that had not been consulted regarding the development, been made aware since the last meeting.

Mr. Cohen affirmed yes, developers had been consulted and they informed us the site was not favorable for residential.

Mr. Hitchcock inquired if Pulte specifically had been consulted.

Mr. Cohen answered Pulte is now in Atlanta. They are no longer in the Detroit area. The developers who purchased the land from Pulte were consulted.

Mr. Hitchcock questioned the increase in density and how it came about.

Mr. Cohen gave a brief overview of the history regarding the differing density amounts per the Master Plan.

Mr. Hitchcock wondered if there was a concern about the number of units that would be allowed. He said it looked like a number of units on a piece of land that is not very large.

Mr. Cohen responded these are all very good questions. He stated it is all relative. The entire neighborhood could have been developed at 3.2 – 3.3 units, but it was down-zoned. Now developers are allowed to build on small lots in exchange for saving the open spaces. The difference is building homes on larger lots where the open space is privately owned, instead the open space is now corporately owned, allowing it to be saved and not destroyed. It allows for a way to control saving the trees and also have quality development occur in the City.

Mr. Hitchcock inquired about the Shimmons Road curve. There was discussion at a previous meeting about the City purchasing a small strip of land or having discussion with Oakland Christian regarding the strip of land. He asked if any contact has been made, or has conversation taken place with Oakland Christian at this time.

Mr. Cohan responded the school would not be approached until the Planning Commission and City Council were satisfied with the change.

Ms. Ochs questioned the ramifications if the zoning was not changed, specifically with the Kensington site.

Mr. Cohen responded there is a difference between the Master Plan and zoning. At this time we are setting the stage with the Master Plan for the future; thereby, allowing the Planning Commission and City Council to change zoning that is consistent with the Master Plan. If the change is made at this time for the Kensington site to change from Residential to Non-Residential, it allows Kensington Church to work with their designated builder to find a clean, industrial, high-tech tenant. There is market demand in Auburn Hills for this type of high-tech, clean industrial development. Mr. Cohen then explained the process if the Master Plan is changed to Non-Residential.

Ms. Shearer inquired if an assisted living development for that location would fall under light industrial.

Mr. Cohan answered it depends on what the City wants to limit. In a T & R district you can build assisted living if you have more than ten acres, which this site does have. However, that is not what we are asking them to do. We envision a clean industrial headquarters type of facility. It would benefit the City in multiple ways. Mr. Cohen said discussion has occurred with a couple of assisted living developers, one just recently. When they were at the site, it did not meet any of their desires due to the aesthetics of that corner. The neighborhood was beautiful, but the corner with Ajax, Dutton Corporate and the landfill was not a place they wanted to invest in.

Mr. Hitchcock asked how light industrial would benefit the City more than a residential development. He questioned if a tax abatement is given to a light industrial development, would it be a better option than a residential development.

Mr. Cohen referenced the prior discussion and how it is not ideal for residential. Also, both Kensington Church and City staff believe it is not appropriate for residential. In response to how it is better, Mr. Cohen discussed a report that was given to City Council regarding the tax revenues gained by these high tech users. Even with tax abatements, tax revenues are fifteen times what the underlying zoning allows. Looking at a services impact to the neighborhood, light industrial has less impact, less responses for police and fire than subdivisions. Given
the fact that the property has the issues discussed earlier, we are trying to steer the development in a direction the City believes is appropriate for that area, but also to protect the neighborhoods to the south. Comments from the residents to the south have been no loud noises, no bright lights and no outside storage. Those are things we try to control through a PUD process with a clean industrial development.

Mr. Hitchcock stated his understanding from the meetings was that the consensus of the residents on Bald Mountain preferred a residential use over a light industrial.

Mr. Cohen referred to the consensus of the meetings on the overhead slides. He stated the majority of the tables understood the issues related to the Kensington site and that it was not suitable for residential. You are correct regarding the responses of the residents in regards to the properties south of the Kensington site. They were very clear to leave it low density residential and they did not want it to change. Based on those responses, the staff and Planning Commission respected that and did not move forward with a change for the properties south of the Kensington site. Mr. Cohen wanted to clearly state, the Kensington site is not suitable for residential.

Mr. Hitchcock remembers a number of residents at the last meeting voiced their opinion for the Kensington site to remain residential.

Mr. Cohen clarified the first meeting had over 100 in attendance with the last meeting having approximately 30. There were people that voiced their opinion of wanting the Kensington property to remain residential. We respect their opinion and realize there is a difference of opinion.

Mr. Ouellette referenced at the last meeting a couple of residents stating, if it worked at Atlas on Dutton, why wouldn’t it work here. It was also noted because of the location of the property being in Pontiac Schools, it wouldn’t fit for a residential use. Mr. Ouellette stated that the location, the school district and the condition of the property all negatively impact the Kensington site for a residential user. He also indicated Moceri looked at that location and chose not to develop on the site.

Mr. Cohen stated in a public meeting, Mr. Moceri was asked why he did not pick the Kensington site to develop on. He answered, I was at the site and I got physically ill. Mr. Cohen stated the fumes from Ajax across the street was a concern for the soccer club developing and for the children playing there.

Ms. Shearer asked why a corporate headquarters would want to build there.

Mr. Cohen responded with a corporate headquarters the people are inside most to the time. Mr. Cohen also said Mr. Moceri is just one person’s opinion. If you talk to others, you may get a different viewpoint. We are not basing our opinion on Mr. Moceri, but on the facts, the market and the environmental conditions.

Mr. Hitchcock asked if RSC had an understanding that the allowed uses adjacent to them might be changed over time.

Mr. Cohen answered the soccer club was developed a few years ago and these issues are coming up now, so mostly likely they were not aware of any potential change. The soccer club’s property was part of a proposed mega church. The mega church was bigger than any industrial building that would fit in the current site. The site was originally proposed as a Non-Residential use, it just fit into the Residential category. When RSC purchased their property, they understood the property next to them could be a variety of things. They can’t control what happens on the property next door, it all depends on what the City feels is appropriate for the location as they move forward with the Master Plan and zoning.

Mr. Hitchcock states a large investment was made by RSC on their development and questioned a large industrial building being located next door, but defers to RSC to state their own opinion on the matter.

Ms. Ochs inquired what the building height would be if the property is rezoned to light industrial.

Mr. Cohen replied typically the building height would be capped at 50 feet, but a lot of them are being developed between 40 and 50 feet. Cunningham Limp could address this issue. The site in question is higher and then it drops off with all the trees. The Kensington property is the highest point in that area.
Ms. Ochs asked if the 40 to 50 foot height is based on the current grade or would the grade be changed and also, are there variances allowing them to go higher than the 40 to 50 feet.

Mr. Cohen said we do not know what the grade will be or if they would mass grade the site. Mr. Cohen did not feel it would be fair to speculate, but it’s possible the height could go lower or higher it all depends on how they have to balance the site. Staff would work to have the building located closer to Dutton Road so the building would be further away from the neighborhood.

Mr. Ouellette asked about the restrictions proposed for the development and wanted further clarification about them.

Mr. Cohen responded the Master Plan would be a guide, but also a more specific Planned Unit Development agreement would be drafted along with the site plan. The zoning, which is different from the Master Plan, is how it would be implemented.

Mr. Ouellette Inquired if it would be the same as the development across the street, with a PUD overlay.

Mr. Cohen replied yes, but it be a more restrictive PUD than the Dutton Corporate Center.

Mr. Ouellette asked about the boundaries for the Shimmons Road curve issue.

Mr. Cohen clarified the boundary is everything to the border of Woodgrove.

Mr. Ouellette stated, hypothetically the number of units would be 28, but does it only include the two properties.

Mr. Cohen affirmed it included just the two properties. The third property is not participating, although the Master Plan does include the third property, so if they wish to participate in the future, they can. The Master Plan change limits the development to 28 units, with a density increase to 3.5 units per acre and allows for attached duplex units. The only way the change is allowed is if they provide the right-of-way to the City.

Mr. Burmeister inquired if the property to the south of the Shimmons Road curve is multi-family.

Mr. Cohen confirmed, yes it is multi-family. With the aid of overhead slides, Mr. Cohen gives a brief explanation and history of the surrounding properties and neighborhoods located around the Shimmons Road curve location.

Mr. Burmeister stated, personally he liked the softer transition and feels it is a good use of the property.

Mr. Beidoun says the Master Plan update would be a breeze if not for the Kensington property and understands the resident’s concerns for the proposed change. He questioned if Kensington Church did not request a change in zoning, what is the urgency of changing from Residential to Light Industrial. Mr. Beidoun also asked if it is impossible to still put a residential development at the Kensington location. He understands the difficulties, but is it completely out of the realm of possibility to develop as residential.

Mr. Cohen answered it would be highly unlikely for it to be development as residential. You could still build a church at the location. The change is being prompted because the City was approached by Kensington Church with a request to change the Master Plan. Representatives are in attendance to explain the reasons behind their request for this proposed change.

Mr. Beidoun then clarified his understanding of the request for changing the Master Plan for the Kensington property stems from it being better at a marketing and investment standpoint to change it to light industrial.

Mr. Beidoun asked if the Kensington issue could be tabled until a future time or is there an urgency to do it at this meeting.

Mr. Cohen inquired what the purpose would be to table the issue.

Mr. Beidoun said some of the Planning Commission are still not comfortable with changing the zoning to Light Industrial. Mr. Beidoun also says he respects the opinion of the residents who reside in that area and who do not want to see this change.
Mr. Cohen replied the Planning Commission can take their time with the Master Plan, there is no urgency and they can seek as much input as they want. The Planning Commission can amend the Master Plan in whatever way they see fit. However, the City has had a request from the Kensington Church to make a change. It’s appropriate to honor that request and we need to do that in a timely manner. Mr. Beidoun had a question about the proposed change with the cluster development and increasing from 2.5 to 3.5 units per acre. He asked if the number of acres is the only criteria that is being used to approve a clustered development.

Mr. Cohen responded the reason for the increase in units per acre is because staff believes they know what right-of-way needs to be received, but it may alter the site so much they may need up to 3.5 units per acre. It may end up only being 3.1 or 3.2 unit type of development. The Master Plan change is to ensure they obtain the 28 units for the development. Also, the Shimmons-Woodgrove subdivision located next door is developed at 3.3 units per acre. This new development will be almost exactly the same density, but with attached units that will have more open communal spaces vs private open spaces.

Mr. Beidoun asked for clarification if acreage was the only criteria used to determine approving the cluster development.

Mr. Cohen agreed, yes. He said the only way to do this development is as a PUD though the open space development option.

Mr. Hitchcock asked at what point communications would be read into the record.

Mr. Ouellette replied, now. He stated there was one letter from the Rochester Soccer Club. He asked the secretary to read the communication into the record (see attached).

Chairperson Ouellette opened the public hearing at 8:26 p.m.

Mr. David Heilbrun, 4260 Bald Mountain Road, Auburn Hills stated there is a 25 mile per hour speed limit at the Shimmons Road curve. He asked if the City has an easement on the property allowing them to move the road over a little bit that might resolve some of the issue. Also, south of that location, there is another 90 degree turn and no one is talking about that dangerous turn. There is also one on Bald Mountain Road at Hawkwoods that the City does own. It needs to be changed and no one is talking about it either. Mr. Heilbrun said it doesn’t affect him, but he sees it being pushed through by developers. With the speed limits being 25, he feels people should be able to negotiate the turns, unless they are speeding. He feels the issue could be resolved with proper policing.

Mr. Heilbrun stated he has lived on his property since 1975. No one has talked or worried about the methane gas until 2015. It is a negative issue by the DEQ and the church was going to build on the property. He stated both the land to the south and the southwest corner all the way to Lapeer was zoned T & R, but they couldn’t sell it so it went to Light Industrial. He discussed the proposed four acre industrial building on the nineteen acre property. He also talked about the different types of development and the issues that could go there. He said Mr. Hitchcock asked him what type of development he would like to see on the property. Mr. Heilbrun replied a city corn field would be nice. A Farmer’s Market or something natural would be nice also. The gas problem has not been an issue for 40 years until now.

Mr. David Lonier, 1842 Commonwealth, Auburn Hills wanted to bring something to the attention of the Planning Commission reflected in the Master Plan and the direction things are now going with housing. He discussed housing going from less dense to higher density with single family residential and the freedom to live on your own property and do with it what you want, as long as you don’t harm anyone else. That was the original philosophies of America and today things are changing. We now have compact living and are building more and more apartments and putting more houses on less property. The change is getting rid of single family and putting everyone in stack and pack housing. He gave some documents for the Planning Commission regarding two philosophy’s regarding the government approach to property and what government should and should not do. One approach is where government knows everything and they know what is best. Government can tell everyone what to do and the people don’t have any choice at all. The other approach is that people can do whatever they want as long as they don’t harm anyone and this is the American System, designed by the founding fathers. Mr. Lonier left information for the Planning Commission to read and review.
Mr. Rick Rattner, Williams, Williams, Rattner & Plunkett, 380 N. Old Woodward, Birmingham requested to change the focus back to the Master Plan because much of the conversation is way ahead of the game. The Master Plan is required under state law for proper zoning and to properly regulate land within the zoning ordinance. Mr. Rattner discussed a history of how zoning ordinances and regulation came about. Some of the zoning ordinances have been very successful and some have been changed. For example, schools and churches have always been placed into neighborhoods under special land use, because we believe we wanted communities where we could walk to our church or school. The history of residential is important, especially in master planning. Mr. Rattner is a representative for Kensington Church. When you look at a property and how government should control how it is being used, it must be based on reasonable principles and the facts that relate to that property. Facts such as size, location, topographical & environmental information. All of those things together tell what is should be used for. The Kensington property is located across the street from industrial, with a landfill next to it on one side and the Rochester Soccer on the other. A transitional light industrial is also in its vicinity. To the south is residential and their comments should be heard by the board and he respects the resident's opinions. Mr. Rattner discussed restrictions, for example buffer zones, landscaping and height that can be placed on a property when it is being developed. Mr. Rattner stated Mr. Cohen is going overboard to make sure there is transparency in this process. Mr. Rattner said the issue is not re-zoning, but whether it is going to be Residential or Non-Residential. The re-zoning issue will come in the future. He said the Planning Commission must decide now if the Kensington property is reasonably planned to be Residential. He does not believe it is, due to the environmental issue it is a non-starter unless it can be re-zoned. He discussed the issues of the methane gas and how it must be controlled or vented. It can be controlled or vented, but not by residents. It is a system of venting and maintenance covered under local, state and federal laws. This must be considered in the reasonableness of the property use. The property is also located on a dump. These are circumstances the owner of the property cannot control. There must be a set of reasonable regulations for the owners to deal with and those are determined by the Master Plan, not by zoning. He discussed the restrictions that can be placed on a development. Mr. Rattner strongly feels the Master Plan should be changed from Residential to some sort of Non-Residential use.

Mr. Steve DeMarais, 3896 Bald Mountain Road, Auburn Hills questioned what year the church bought the property.

Mr. Cohen clarified it was bought in 2006.

Mr. DeMarais discussed the environmental issues must not have been a concern when they purchased the property. He understands the recession prevented any development, but now he wonders why they are not putting a church on the property. Mr. DeMarais feels the property should remain the same and a church should be built there. That is what their intention was so what is changing the original intent. Mr. DeMarais said the methane gas is a big smoke screen. He feels they should still go ahead and build a church.

Mr. David Heilbrun, 4260 Bald Mountain Road, Auburn Hills said at one of the NE Corner meetings, it was proposed that a 200,000 square foot building be built on the location, so there must be some idea of what company and type of business would be going in there. He inquired if it is compatible with the area in regards to lighting, traffic and noise. He stated the property to the west was zoned T & R and has never been used. Mr. Heilbrun wonders why the unknown developer doesn’t build on the vacant land to the west. He understands the reasoning and its dollars and cents. He also feels the methane is a smoke screen. Mr. Heilbrun also confirms the soccer field doesn’t want the development there and would like to see homes built there instead. They bought their property so they would be by big open spaces, not to be jammed in. He feels a corn field would look very nice there. He states a 50 foot building is five stories and that is a big building for an industrial development. He said most industrial buildings are one floor and how do you guarantee it will only be one building. Across the street it was only supposed to be one building and it turned into more. He inquired if the zoning is changed, how do you know what will go in there.

Mr. Ouellette explained the zoning question would be handled down the road. This is about the Master Plan change.

Mr. Heilbrun feels at a loss. He said, Mr. Hitchcock inquired what they wanted it to be developed as, but the property could not stay as nothing.

Mr. Scott Heath, Rochester Soccer Club, 3200 Dutton Road, Auburn Hills feels the proposal is not compatible with the surrounding area. He also stated, when the soccer club was being developed, at no time or in any discussions with the City were they informed that the Master Plan might be changed. They spent a lot of
time and money developing their property knowing the property next door would be compatible with their use. Being a volunteer organization, it took over 30 years for the club to acquire the money to develop the property. They have concerns about the proposed light industrial use. They have a concern about the height of the proposed building and feel it will be a monstrosity. He discussed the hours of operations and varying shift times.

Mr. Ouellette questioned if RSC had knowledge of the environmental issues and that it was built on a landfill at the time they developed.

Mr. Heath replied they did. They had environmental studies done prior to purchase and were quite aware of what was there.

Mr. Hitchcock questioned which way the wind blows across the RSC property.

Mr. Heath stated it depends upon the time of year.

Mr. Heath asked if the program runs seven days a week.

Mr. Heath replied due to the size of their club, they are open seven days a week. It is irritating to them that there will be no buffer between the industrial building and their club. They went through leaps and bounds to create a buffer on the south side of their property. He feels it's a double standard to him.

Mr. Hitchcock asked if there are over 3,000 kids in their club.

Mr. Heath answered there are over 3,200 in their program. They are one of the largest soccer clubs in the State of Michigan.

Mr. Hitchcock talked about the additional numbers of parents and siblings.

Mr. Heath confirmed with the number in a given year of participants and their family unit totals over 100,000 people. He stated they take great pride in the development of their soccer fields.

Mr. Hitchcock asked if the members of the RSC would have a concern about a large building on the adjacent property.

Mr. Heath affirmed, yes. One of the main reasons they chose that particular parcel was to get away from the light industrial to the west.

Mr. Hitchcock asked if they would have a lesser concern with a different type of use on the property.

Mr. Heath responded he did not think there was any issue with the residential use.

Mr. Beidoun asked if the church had been built there, it would be just as high as the proposed light industrial development. He inquired how high a church building would be.

Mr. Cohen said a church building could go as high as 45 feet. He thought the Kensington Church plans were just as tall as the industrial building. Mr. Cohen said the maximum height is 50 feet, but most buildings are not that high. The zoning allows 50 feet.

Mr. Beidoun asked if the height of the building is causing the concern.

Mr. Heath answered it was both height and use.

Mr. Beidoun stated a buffer would be part of a proposal and that has not been brought to the Planning Commission yet. He stated we don’t know what will be developed there at this time.

Mr. Hitchcock asked the RSC for clarification regarding the type of use that would be compatible for the Kensington site; whether it would be a residential or church type of use, or the light industrial use.
Mr. Heath responded absolutely the residential or church type use would be their desire. When they purchased the property, that was their understanding for the future development next door and they were very comfortable with the residential use.

Mr. Ouellette asked for clarification if a property was zoned Non-Residential and someone like the Soccer Club came in and wanted to build on a Non-Residential zoned area, would it be allowed.

Mr. Cohen answered yes, it would be allowed unless through a PUD agreement, you do not allow it. A T & R district allows a variety of uses. Mr. Cohen said RSC has worked hard to create a buffer and to do the right thing. He understands their viewpoint, but also stated if the soccer club wanted to build an indoor facility, it would look like an industrial facility. The residential zoning, besides a church, would also allow for an indoor soccer field to be built. Mr. Cohen feels the question is Kensington Church wants to sell their property and have their options open to other types of development like industrial. Industrial would also be more profitable to the City from a tax income standpoint and it is something the City should look at. Kensington Church would like to have their options open to different types of development. Mr. Cohen understands the RSC is very clear with their concerns and there are certain things we can do to help mitigate those concerns.

Chairperson Ouellette closed the public hearing at 9:10 p.m.

Mr. Hitchcock wanted to make a comment in regards to the potential change to the Master Plan. He has serious concerns about the compatibility of a light industrial or similar use to the residents to the south, as well as the RSC to the east. He also respectfully comments on Mr. Rattner stating there will be venting involved in residential. We don’t know about venting at this time. In regards to the DEQ testing, the next results will come in a year, but for now the results are negligible and would not require venting for residential. Mr. Hitchcock feels it is a little premature to talk about venting at this time. However, he does appreciate Mr. Rattner’s concern and comments. Mr. Hitchcock does not think a change to the Master Plan with respect to a light industrial zoning is compatible with that location.

Mr. Ouellette asked if the motion included all items combined, or did it require four separate motions.

Mr. Cohen replied the motion is inclusive of all four items, however they can be voted on individually, if desired.

Mr. Ouellette explains a comment can be made to be put on the record to voice your concerns, but thinks they can move forward with one motion.

Mr. Beidoun asked if City Council could address the concerns some of the Planning Commissioners have in regards to the rezoning of the Kensington property.

**Move by Mr. Beidoun to support the draft amendment to the Northeast Corner Neighborhood Master Plan in concept and forward the requested change to the City Council for permission to distribute to adjacent governmental agencies, utilities, and Oakland County for review per State law.**

**Supported by Mr. Mendieta.**

**VOTE:** YES: Beidoun, Burmeister, Justice, Mendieta, Ouellette, Motion Carried (5-3)

NO: Hitchcock, Ochs, Shearer

Mr. Cohen explains what the law states. To amend the Master Plan, there must be a two-thirds majority of the Planning Commission. At least six members must vote yes to approve a change. If there is a concern at this time, Mr. Cohen recommends for it not to be pushed on to City Council at this time. The Planning Commission is the Keeper of the Master Plan. If there are concerns about the Kensington site, Mr. Cohen suggests we research it further. He believes the Kensington Church and RSC would be willing to work together to and come up with something suitable. It does not make sense to move something forward that you don’t unanimously support for a Master Plan change. It would not be a wise move to go through all the steps with City Council, Oakland County and send out notices to the surrounding communities to have it brought back to the Planning Commission for a vote, if you are not sure it will pass. We need to study further how to handle the Kensington Church site before we pass it on to City Council. City Council is counting on us to solve these issues and not have it put on them to handle.

Mr. Beidoun asked for clarification of what the process should now be.
Mr. Cohen responds we need to address the issues of concerns and figure out what needs to be done to make people comfortable. There are a lot of unknowns that people don’t fully understand and if we continue to work through this, it will make them more comfortable. In the end if people are still not comfortable, then we know where we stand.

Mr. Ouellette comments on the preamble of our Zoning Ordinance that we are to uphold the health, safety and welfare of our community and he feels the Kensington site being a residential use is not upholding that criteria. Mr. Ouellette states it is not in the best interest of a land use to be zoned as residential. He does not think Kensington will come back to build a church there since they have already relocated across the street, unless another church is built there instead.

Mr. Hitchcock notes as a point of order, we have already voted.

Mr. Cohen notes as a point of order, as staff liaison for 16 years, he is uncomfortable bringing this to City Council. He suggests a different motion or a direction for staff to do more work that would help them to either support the Kensington site or not support the change. Mr. Cohen explains it is the Planning Commission that approves the Master Plan, not City Council.

Mr. Ouellette clarifies, to rescind the motion in regards to the Kensington Church property, it must be done by a member who voted no. He asked for direction on whether the entire motion should be rescinded, or just the Kensington portion.

Mr. Cohen recommended to keep the motion as is. There is no big push on the other items and to not inconvenience the County or neighboring communities. It makes sense to move them all at the same time.

Mr. Hitchcock asked if this should be a question for the City Attorney. He questions if it can be modified after it has been voted on.

Mr. Cohen replies Roberts Rules allows for a motion to be rescinded. It has to be someone that voted on the opposite side to make the motion to rescind. He also states, you do not have to do this, it is just his recommendation based on the turmoil and stress he sees with this issue. If it is thoroughly vetted over the next couple of months and the Planning Commission still does not want this change, at least you know it has been completely researched with all parties and you feel comfortable with the decision.

Mr. Beidoun requests a clarification on the two-thirds majority vote.

Mr. Cohen explains tonight’s vote is to move the motion on the City Council, Oakland County and the surrounding communities. The process will take a few months and it will then come back to the Planning Commission needing a vote on the Master Plan change. If it is not passed at that time by a two-thirds majority of the Planning Commission, all of this work has not been fruitful.

Mr. Beidoun responds, based on Mr. Cohen’s input, he will withdraw his motion.

Mr. Hitchcock asks, as a point of order, if Mr. Beidoun can be the one to withdraw the motion or does it need to be a motion to rescind by one of the no votes.

Mr. Cohen said, it must be a motion by one of the no votes.

Mr. Ouellette responds if someone who voted no would like to rescind the motion, they can do so at this time.

Ms. Ochs comments why she voted no. All items except the Kensington site, she is comfortable with. The Kensington site she is torn on. She would like a little more time to process the Kensington item. She heard information tonight from both Kensington and RSC that was new to her and would like a little bit more time.

Discussion by the Planning Commission and staff on the proper process to rescind.

Moved by Ms. Ochs to rescind motion 6a by Mr. Beidoun to support the draft amendment to the Northeast Corner Neighborhood Master Plan in concept and forward the requested change to the City Council for permission to distribute to adjacent governmental agencies, utilities, and Oakland County for review per State law.
March 8, 2016

Steve Cohen
Director of Community Development
City of Auburn Hills Planning Commission
1827 North Squirrel Road
Auburn Hills, MI 48326

RE: Proposed change to the Master Plan to reflect light industrial on adjacent property (NE Corner of Dutton & Bald Mountain Roads)

To whom it may concern,

RSC is a non-profit 501(c)3 company which was established in 1978. We have been serving the local community for the last 38 years by offering wellness programs to our children. The soccer programs we offer are for varying skill levels and ages (preschoolers to High School students). In addition, we are also proud of a program we run called TCP/Soccer which is designed for kids with special needs. All total our organization satisfies the needs of over 1,200 youth soccer players in the local communities which also makes us one of the largest soccer clubs in the state of Michigan.

RSC currently owns 28 acres on Dutton Road between Squirrel and Bald Mountain Roads. Our property is adjacent to the property that is being considered to be rezoned from residential to light industrial.

While we respect the landowner’s (Kensington Church) right to pursue a zoning change, our club is not in support of changing the zoning from residential to light industrial. As the adjacent landowner we feel the proposed change would negatively impact our property and the family’s we represent.

A few points that lead to this conclusion are:

1. The proposed use would not be compatible with the surrounding area.
2. The proposed change could negatively impact the use and aesthetics of our fields.
3. The construction would pose a potential hazard for the children of our club and their siblings that visit during games and practices.

Since we run practices, clinics and games seven (7) days a week we would be negatively impacted by the proposed change. Thank you for your consideration on this matter.

Sincerely,

Scott Heath
Treasurer

Equal opportunity for all youth to have fun, learn skills and appreciate the beauty of soccer.
1. CALL TO ORDER: Planning Commission Chairperson Ouellette called the meeting to order at 7:00 p.m.

2. ROLL CALL OF PLANNING COMMISSION:
   Present:  Beidoun, Burmeister (arrived 7:45 p.m.), Hitchcock, Ochs, Ouellette, Pierce Shearer
   Absent:  Justice, Mendieta,
   Also Present:  Director of Community Development Cohen, Assistant City Planner Keenan, Community Development Executive Assistant, Recreation Director Marzolf, DPW Director Melchert, Police Lieutenant Gagnon, Engineering Consultant Juidici
   Guests:        32

LOCATION: North Auburn Hills Baptist Church, 3889 N. Squirrel Road, Auburn Hills, MI 48326

4. APPROVAL OF MINUTES

Moved by Beidoun to approve the minutes of January 19, 2016.
Supported by Hitchcock
VOTE: YES: All
NO:  None          MOTION CARRIED (6-0)

5. SPECIAL STUDY: Review of the Northeast Corner Neighborhood Master Plan

Part One: Land Use Questions
Mr. Cohen provided an overview of the Northeast Corner Neighborhood Master Plan, reviewed questions raised at the January 19th neighborhood meeting, and referred to participant responses at the January 19th meeting.
Question #1: Increase housing density incentive throughout the whole neighborhood from 2.5 to 3.0 units per acre to encourage open space preservation projects.

Mr. Cohen stated that the majority of those attending the neighborhood meeting did not object to the change. The change would allow projects similar to Moceri’s Villa Montclair project.
Question: #2: Allow attached housing as part of open space preservation projects.

Mr. Cohen stated that the majority of those attending did not object to duplex-style attached units similar to Arbor Cove when part of open space projects.

Question #2: Do you have objections to attached single-family housing like Auburn Grove or Arbor Cove? In 2005, the City stopped allowing attached housing in the R-1A district, but now there is demand for it. Would it be acceptable to allow them in open-space projects?

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<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>Misc.</th>
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<tbody>
<tr>
<td>1. If it increases green space ok, but don’t increase population</td>
<td>1. Not preferable for the area. Takes away from the feeling of space</td>
<td>1. Why build family homes – Pontiac Schools</td>
</tr>
<tr>
<td>2. Attached housing – better than apartment buildings with transients / renters</td>
<td>2. No more attached units</td>
<td>2. No apartments</td>
</tr>
<tr>
<td>3. Do not want high-rise - No objection to housing similar to Arbor Cove and Auburn Grove</td>
<td>3. Leave it the same</td>
<td>3. Would it lower property values?</td>
</tr>
<tr>
<td>4. Not opposed to appearance if kept up - Don’t affect drain area</td>
<td>4. Does not want higher density because it will cause more traffic</td>
<td></td>
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<tr>
<td>5. Would entertain this option as long as certain specifications regarding amount of open space and not touching open space is contained in ordinance amendments, i.e. preserving existing trees in open space areas</td>
<td>5. Don’t want duplexes in single family zoning</td>
<td></td>
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<tr>
<td>7. Attached single family is acceptable to community</td>
<td></td>
<td></td>
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<tr>
<td>8. If housing demands for boomers is needed – beef up residential housing supply. Go for it. Attached or detached - whatever it takes.</td>
<td></td>
<td></td>
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<tr>
<td>9. No objections. No problem with Arbor Cove. If that is what the market is looking for</td>
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Question: #3: Allow increased density incentive on the properties adjacent to the Shimmons Road curve from 2.5 to 3.5 units per acre (not to exceed 28 homes) to allow an open space preservation development with attached units in exchange for the donation of land to the City to improve the curve.

Mr. Cohen stated that the majority of those attending did not object to this solution to obtain ROW to fix the roadway.
Question: #4: Change designation of Kensington property to allow “clean industrial” use.

Mr. Cohen stated that the majority of those attending did not object to this change. He advised the Commission that RSC is looking at requesting their properties be changed to clean industrial, as well. The change would be consistent with the master plan and zoning designations across Dutton Road in Orion Township.
Question #4: How do you feel about the Kensington Site and potential of T&R or clean industrial development on it? What other land uses would you like to see?

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<tr>
<th>Yes</th>
<th>No</th>
<th>Misc.</th>
</tr>
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<tbody>
<tr>
<td>1. Would like to see industrial or T&amp;R in this area</td>
<td>1. No industry. Trees are very important – save as much as we can. We took lots of trees over the years.</td>
<td>1. Senior center or build a park</td>
</tr>
<tr>
<td>2. Would be OK with R/A</td>
<td></td>
<td>2. No access to Bald Mountain Road</td>
</tr>
<tr>
<td>3. Kensington property – comfortable with T&amp;R and Light Industrial</td>
<td></td>
<td>3. Large buffer and green space to protect residential area</td>
</tr>
<tr>
<td>4. T&amp;R is OK. Light Industrial, gyms, cross fit / rec facilities</td>
<td></td>
<td>4. No apartments Dutton to Walton - Squirrel</td>
</tr>
<tr>
<td>5. Extensive green belt is agreed on. Access off Dutton. Green belt on three sides</td>
<td></td>
<td>5. No oil or gas drilling</td>
</tr>
<tr>
<td>6. OK with light industrial</td>
<td></td>
<td>6. Kensington – Split and make ½ a buffer to Ajax – Tie the south ½ to the eventual redevelopment of the residential lots on Bald Mt.</td>
</tr>
<tr>
<td>7. Extensive green belt on Kensington piece, access off Dutton Road for Light Industrial. No drilling</td>
<td></td>
<td>7. No oil / gas, maybe a dog park, maybe a BMX track for kids</td>
</tr>
<tr>
<td>8. 50% Tax Abatement for short term on building - CLEAN INDUSTRIAL OK</td>
<td></td>
<td>8. No development at all was one suggestion</td>
</tr>
<tr>
<td>9. It should be industrial – too close to landfill for residential</td>
<td></td>
<td>9. Have the city purchase the property for a park</td>
</tr>
<tr>
<td>10. Group was generally comfortable with T&amp;R on the site - given the asphalt plant on the other side of Dutton. With any development in this area, there is potential for more traffic on Bald Mountain, therefore the road will need improvements, possible straightening of sharp curves.</td>
<td></td>
<td>10. No industrial traffic on Squirrel Rd and Bald Mt. Rd</td>
</tr>
<tr>
<td>11. Industrial on Kensington site - heavy landscaping along Dutton and between residential</td>
<td></td>
<td>11. East if soccer field used for recreating, ball diamond, walking trail, park, tennis courts, dog park</td>
</tr>
<tr>
<td>12. Clean industrial up to soccer field on Dutton buffer (as for south as Kensington’s south property line)</td>
<td></td>
<td>12. No oil drilling</td>
</tr>
<tr>
<td>13. Not in favor of light industrial – T&amp;R is OK</td>
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Question: #5: Future land use for properties along Bald Mountain Road.

Mr. Cohen explained that the majority of those attending wanted this area to remain the same. Thus, no changes are proposed.
Mr. Cohen concluded the following changes to the master plan in the area would be the following:

1. Increase the open space development density incentive from 2.5 to 3.0 upa
2. Allow attached duplex units in open space developments
3. Amend the master plan for the Kensington Church property from residential to non-residential transitional
4. Potentially amend the master plan for the RSC properties from residential to non-residential transitional
5. Potentially amend the master plan to change the master plan designation from “single family residential” to “single family residential transitional” for the properties adjacent to the Shimmons Road curve, near the Oakland Christian School. The amendment will allow an open space development with attached duplex-style units and an increase in housing density from 2.5 to 3.5 homes per acre (not to exceed 28 homes).
Mr. Cohen mentioned that Mr. Steve Guidos, Principal, Cunningham Limp was in attendance.

Chairperson Ouellette asked Mr. Guidos if he would like to provide an insight of the types of businesses that have been locating in the City.

Mr. Guidos stated that Cunningham Limp has a true affinity and understanding of building in your community. We worked on Auburn Hills Corporate Center and the re-design of the former Arrow Head Golf Course. I site those examples because over time, we’ve seen changes in types of facilities needed. Facilities are now technology driven. Even if it is a skilled trade company, which is critical to our local economy, it has become technologically driven. We are starting to see more Research and Development, more testing and clean facilities. Our clients are much more conscientious about the environment and about green space and providing employees with opportunities to get out and walk around outside.

Mr. Cohen noted that a number of years ago Kensington was interested in building a church on the property located at the southeast corner of Bald Mountain Rd and Dutton. However a number of things came up and the economy changed which left the corner parcel as it is today, while a portion of the site has been developed by the Rochester Soccer Club. He mentioned that the site has its challenges being that close proximity to Ajax.

Mr. Cohen explained the concept of the land functioning as a transition area with a light industrial use being permitted where the old landfill was once located. The light industrial use would be what the city calls “Clean Industrial” with a more extensive landscape buffer and green space along residential districts. Clean facilities next to residential is desirable in terms of a transition buffer. Mr. Cohen mentioned an example of clean industrial would be the Osmic building. He noted another clean industrial facility Cunningham Limp recently completed for TI Automotive, a large, first tier automotive supplier. The facility conducts a vast amount of research in fluids and fluid engineering. Facilities like this do not require much exterior storage. It’s an example of the type of use possible in this area.

Chairman Ouellette asked if anyone in the audience had any comments or questions regarding the five topics covered by Mr. Cohen.

A resident asked if Cunningham Limp had experience in developing sites with 200,000 sq. ft. buildings that included the need for buffer and storm water detention.

Mr. Guidos stated Cunningham Limp has such experience.

A resident who resides on Bald Mountain Road asked if a more gradual curve on Shimmons Road would result in increased speeds on that road.

Mr. Juidici explained that the radius for the curve would meet all Federal guidelines including sight distance and posted speed. Existing speed for the curve is 25-30 mph and the curve will be designed for that speed. The stretch would still include advisory signage.

A resident asked if traffic counts or speed studies had been taken on Shimmons Road and Squirrel. Ryan Gagnon explained that the City received complaints about traffic which lead to the City working with Traffic Improvement Association Engineers to evaluate speed limits on roadways. Results from the recent traffic count study determined that the intersection did not warrant a traffic light.

Ron Melchert indicated that the intersection of Squirrel Road and Shimmons Road was constructed as designed to help address sight distance issue there. He agree that the sight distance may not have improved as much as expected but it does meet engineering safety standards. The City will be looking at the site distances at the interception again and indicated that there is still work to be done there. They will try to determine if additional grading in the area around the intersections northwest corner could improve the sight distance there. We discussed the matter with the engineer a month or two ago and they confirmed it does meet engineering safety standards but we are still exploring ways to improve it and make it better.

A resident asked for clarification on the proposed change in density.

Mr. Cohen explained that the 2 units per acre would stay the same for conventional residential developments in the R-1A district. However we are proposing to increase the density for open space developments from 2.5
units per acre to 3.0 units per acre. It is believed that offering a slight increase in the density for open space development would provide a greater incentive for developers to preserve and create more open space, which is one of the goals in the Northeast Corner Neighborhood Master Plan.

A resident asked if Oakland Christian Schools (OCS) was approached regarding the Shimmons Road curve.

Mr. Cohen stated that the City will approach OCS because there were discussions in the past that they wanted to improve their drop off area. They may still be interested in doing that. The City would never do anything to cause a problem for the school and that the plan would be reviewed by city engineer, Planning Commission and City Council. The current plan requires less right of way than the original plan.

A resident mentioned there is a shortage of parking at the school and indicated that the school may still want extra land adjacent to their property.

A resident inquired about the methane gas testing.

Chairman Ouellette indicated that the representative from the DEQ indicated there is enough methane on Kensington site to register a reading, however the low reading was more indicative of a naturally occurrence. He explained that the City is paying for testing that will continue this year to establish a more valid baseline.

A resident mentioned that the City went over the master plan 10 or 15 years ago and at that time residents wanted the area along Dutton Road left as residential. He asked what has occurred since then.

Mr. Cohen indicated that the City had received a letter from the owner of the Kensington site requesting his site be rezoned to a non-residential zoning classification. The submission of the letter coupled with the fact that it has been over seven years since the Planning Commission revisited the Northeast Corner Neighborhood Master Plan and the recent findings of low levels of methane on the site are some of the factors the City used to determine that this would be a good time to revisit the plan.

Mr. Cohen mentioned it would be difficult to build a residential development on the Kensington site because people would be hesitant on buying a house across the street from the Ajax site as well as the school district the parcel is in. When Kensington Church first approached the City with plans to build a church on the site we were thankful since the church would create a buffer and keep it residential but unfortunately that didn’t work out. The city did not think it would become a subdivision.

Mr. Cohen explained that the Road Commission had a landfill on site. When the site was mass graded, there was no evidence of it, however the City has records of it. We thought maybe the landfill had something to do with the methane detected on the site but the MDEQ said the methane tests seem to indicate it is naturally occurring. The reason we did the methane study is because we thought the Dutton Corporate Center was the source of the methane but that is not the case. There are higher levels of methane across the street, on the west side of Bald Mountain Road where Vast is located. Vast has alarms going off occasionally but the Fire Marshall can’t find methane.

Mr. Cohen stated that new owners are in place now and they wish to develop the site.

A resident mentioned if they bring industrial to the area, it will lower his property value.

A resident voiced concerns about lights at night.

Mr. Cohen explained the City’s zoning ordinance requires lighting be shielded and directed downward and away from adjacent properties.

Hitchcock asked Mr. Heilbrun what he would like to see there – and the answer cannot be nothing.

Mr. Heilbrun answered 10 single family housing units, similar to what we have along Bald Mountain Road. He talked about current uses that do not pay property tax and asked who would pay the city the most money. Mr. Heilbrun stated that the City shouldn’t giving up this entire section for no property taxes because once it’s gone, it’s gone. It doesn’t come back.
Cohen assured the residents that there is no conspiracy. There is no interest in building a residential development on properties across from Ajax which is an industrial use. There is an industrial master plan across Dutton Road and there is industrial to the west. There are certain planning theories you can look at when you plan a city to make the best decisions. Kensington Church wants to sell property, but they don’t want to sell it as residential due to the methane issue. The best possible option is a clean industrial development with two shifts, not 24 hour operation. We wouldn’t want a strip mall because they can create odors, noise and traffic. The City must try to make the best decision possible working with the neighborhood and we must be able to defend our decisions.

We are asking the Planning Commission to consider in increase to the 3 units per acre for open space developments and allow attached units. Mr. Cohen mentioned Auburn Grove is an example of a four unit attached housing. Open space development could come in and build a two unit duplex type development.

**Part Two: General Questions**

Mr. Keenan provided an overview of the information gathered from attendees who participated in the January 19th neighborhood meeting related to the Northeast Corner Neighborhood Master Plan.

**Question: #6: Address the gap in cell phone service.**

Mr. Keenan provided a review of City’s wireless plan and pointed out the locations of the existing cell towers. He noted that there is only one cell tower within the NE corner neighborhood area, which is located on the industrial parcel just to the southwest of Hawk Woods Nature Center. There are also two locations within Orion Township that border Auburn Hills that have cell towers.
Mr. Keenan explained that conversations at the first meeting indicate there is a gap in coverage for AT&T, Sprint and T-Mobile users in the north near Heritage in the Hills. It appears there are some gaps in service east of Squirrel Road. He noted this is important because people rely more and more upon wireless services these days.
Question #7: Retail options.

Mr. Keenan pointed out the availability of retail in the area. He explained that many people believe there are enough retail sites within driving range and 10 minutes of home.
Mr. Keenan explained that many residents noted there are still vacant spaces at Lapeer and Dutton that need to be filled. He noted that residents are satisfied with the retail sites at the corner of Walton and Squirrel as well as Walton and Dexter. There is no desire to further expand retail in the area until all the existing sites are filled.

Mr. Keenan stated that the types of businesses residents would like to see fill the vacant retail units at the Lapeer / Dutton site are quality eating establishments like Cracker Barrel and The Pancake House. They would also would like coffee shops and quality fast food. Residents also expressed a desire for market place like Papa Joe’s or something similar to have access to more fresh food.

Current Retail Needs

- Quality Eating Establishments, i.e. Cracker Barrel, Pancake House.
- Coffee Shop and Fast Food
- Gourmet Market

Question #7: Are you happy with the amount of retail uses in your neighborhood?

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>Misc.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Don’t like strip malls – happy with current amount</td>
<td>1. Better quality eating establishments for family dining, i.e. Cracker Barrel, Bob Evans, I-Hop, Egg &amp; I. Would like to see a Papa Joe’s type store</td>
<td></td>
</tr>
<tr>
<td>2. Retail uses – yes. Like it away from housing but within five to ten minute drive</td>
<td>2. Smaller coffee shops, fast foods</td>
<td></td>
</tr>
<tr>
<td>3. Yes – with what is there. No party stores/liquor stores – plenty of other places to go in and around area within very reasonable drive</td>
<td>3. Small shops</td>
<td></td>
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<tr>
<td>4. No issue. Enough retail</td>
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<td></td>
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<tr>
<td>5. Have enough. No problem</td>
<td></td>
<td></td>
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<tr>
<td>6. No more strip malls</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7. No. Enough retail</td>
<td></td>
<td></td>
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<tr>
<td>8. No retail issues – access is fine now</td>
<td></td>
<td></td>
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<tr>
<td>9. Happy with retail use? Yes. Buildout existing retail on Lapeer – foot friendly</td>
<td></td>
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<tr>
<td>10. Yes.</td>
<td></td>
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<tr>
<td>11. No retail needed because close proximity to Lapeer Rd.</td>
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</tbody>
</table>
Question: #8: Traffic conditions in the area.

Mr. Keenan explained some of the most noted problems residents identified include, too much traffic on Squirrel Road, speed limit on Bald Mountain Road and Shimmons Road, the need for a left turn lane at Tienken Road, the desire for a traffic light at Shimmons and Squirrel, and the lack of visibility on Shimmons due to the hill on Squirrel Road. He indicated the residents’ concerns about the landscape along Squirrel Road will be addressed this year with the completion of the Squirrel Road project. The planting of the boulevards and islands will occur in summer and fall.

Mr. Keenan explained that the speed limit on Bald Mountain Road and Shimmons Road are not independently set by the City but are set using standards set by the State. Lieutenant Gagnon stated that the City had to use the State standards in setting speed limits in order for speeding tickets to be valid.

Mr. Keenan asked Lieutenant Gagnon if he can provide any information related to determining if a traffic light is needed at Shimmons and Squirrel.

Lieutenant Gagnon explained that the City worked with the Traffic Improvement Association to acquire traffic counts on Shimmons Road this past year. He indicated the counts are not high enough to warrant a traffic light at Shimmons and Squirrel Road.
Question #8: How do you feel about the traffic near where you live?

1. Traffic ok in the area
2. Need a right turn lane only from SB Squirrel to WB Walton
3. North-bound Squirrel past Walton right turn lane is issue
4. Cement curbs/barriers - where Squirrel (NB) goes to single lane is a hazard
5. Don’t like higher speed limit on Bald Mt.
6. Objects to raising of speed limit from 25 to 35 mph. Done on Shimmons Road too. 25 to 35 mph. Speed bumps? Signs with flashing yellow lights to indicate speed of vehicle driving too fast
7. Left turn arrow from Squirrel to east-bound Tienken.
8. Landscaping needed in boulevards on Squirrel Rd.
9. Need lighting along Squirrel north of Walton
10. Hate traffic on Squirrel
11. Don’t like the boulevard
12. Lighting on Squirrel
13. Important to watch density – traffic is a problem
14. Too much traffic as is
15. Propose the cross-walk light on Walton Blvd from Beacon Hill Apt to Oakland University
16. Traffic light at cross of Shimmons and Squirrel
17. Too many trees taken down on Squirrel but the road has not been widened
18. Crosswalk to OU and no sidewalks on North side of Walton
19. Need streetlights on Squirrel and traffic light at Shimmons & Squirrel.
20. Disappointed with Squirrel Road improvements – removed too many trees and road not widened enough.
21. Mixed because of where we live
22. Already too much traffic – problems for residents on Squirrel
23. Traffic concern at Squirrel and Tienken – more so by those who enjoyed 16 years of road closure
24. Sidewalk issue maybe on NE corner of Tienken and Squirrel (even Dutton it is connected or
25. Traffic – Slow down on Bald Mt.
26. Squirrel and Shimmons – dip on Squirrel
27. On Shimmons, not so good. Getting too heavy
28. On Bald Mountain, it is okay.
29. Additional traffic on Squirrel Road - new road was poorly planned – obsolete
30. Squirrel Road medians useless - no room for accidents
31. Dangerous hill on Squirrel and Shimmons
32. Need left turn signal at Tienken and Squirrel
33. Having problems with traffic and speed on Shimmons
Question: #9: Residents thoughts about Hawk Woods Nature Center

Mr. Keenan explained that one of the goals in the Northeast Corner neighborhood Master Plan was to preserve the areas natural resources. He summed up the residents opinion in four phrases: like it, love it, leave it as is and it's the best kept secret in Auburn Hills. A few residents suggested the need for some improvements to the walking paths and signage.

Mr. Keenan mentioned the residents desire to have a pathway from Squirrel Road to Bald Mountain Road to provide better access to Hawk Woods. He said it is possible to utilize the existing sanitary sewer maintenance path along Galloway Creek however the easement is limited for maintenance only. The easement would have to be amended to allow for pedestrian use and the City would have to review any plans with the neighbors. The City would want to assure pedestrians would not trespass on the adjacent properties. That may be accomplished with additional landscaping.

Mr. Keenan stated that a few residents hoped to get a park in the area. He went on to explain that one possible location for a small park would be on the property the City owns adjacent to the park were the barn was, since it is well screened from the natural area at Hawk Woods. Mr. Marzolf added that they are exploring the possibility of adding a sled hill on the property, where the natural slope is located.

Question #9: Do you visit the Hawk Woods Nature Center? Do you like it? Anything you would like to see added?

1. Wonderful. Best kept secret
2. Everyone likes and visits
3. Walking paths and signage could be better
4. Fill in potholes around lake
5. Yes! Could sidewalks be put in?
6. Yes/ 50/50
7. Hawk Woods Park is good as is
8. We all like it and visit frequently
9. Leave it alone.
10. Well liked. If you add to it you will take away from natural state. Good job. Leave it alone.
11. Wonderful. Love it
12. Visit Hawk Woods - no to adding to it
13. Dog Area
14. Yes - Like it. Playground Area?
15. Positive responses. Several in group visit Hawk Woods 2 to 5 times a year. Enjoy it. Only improvements might be a few more trails, but current trails are sufficient.
16. Connect to Hawk Woods Nature Center
17. Possible use of utility pathway to connect Hawk Woods Nature Center
Question: #10: Other Comments

Mr. Keenan indicated that residents would like to have a walking path along Bald Mountain Road. He mentioned that the pathway is on the City’s radar, but it would cost money. He explained that the City could widen shoulder along the road, during any future road project but that possible solution would not be safe for kids.

Mr. Keenan mentioned that residents did not want fracking. That concern has been addressed by the City when it passed an ordinance that prohibits fracking in the City.

A resident expressed concerns about any excess lighting that may come from the proposed Kia dealership going in at Dutton Corporate Center.

Mr. Keenan stated that the City’s zoning ordinance contains standards that require lights to be shielded to help assure it does not project directly onto adjacent properties.

Mr. Cohen explained that the City has started to review revisions to the plans for the Dutton Corporate Center. The City is attuned to lighting issue. We are about 3 months away from a Planning Commission review. Security is an issue so a certain amount of lighting may be necessary.

Mr. Keenan encouraged the residents to keep an eye on our website to see when the Kia dealership would be on the Planning Commission’s agenda.

A resident asked if the City knew anything about the dark skies initiative.

Mr. Keenan stated that it they will research the initiative.

Mr. Keenan stated that residents would like access to the soccer field. He indicated that access is limited because it is privately owned.

Other Comments

- Walking/Bike Path on Bald Mountain Road
- Connect Pathways to Clinton River Trail
- No Fracking
- Excessive Lighting — Dark Sky Initiative
- Access to Soccer Field
- Purchase Kensington Site
Chairman Ouellette asked if anyone in the audience had any comments or questions regarding the five topics covered by Mr. Keenan.

Resident expressed his concern that he did not receive notice for this meeting.

Mr. Cohen explained that an initial notice, a postcard mailing was sent to all property owners and residents in the north east corner of Auburn Hills, inviting everyone to attend the January 19th Northeast Corner Neighborhood Visioning Meeting. Reservations were requested but not mandatory. He noted that residents were asked to sign in at the January 19th meeting and provide their mailing address for future meeting notices and updates. Staff researched mailing information for all residents that attended that first meeting but did not provide their addresses. If residents did not attend the January 19th meeting, they did not receive a mailed invitation to the second meeting. Mr. Cohen explained that to help assure everyone had access to the information about tonight’s meeting the City posted it on the City’s website and wrote blogs about the event. We did everything we could to get the word out.

The resident said that he had been having trouble getting mail if his usual carrier was not available. There were times when he did not receive mail for three days in the absence of his usual carrier.

Mr. Cohen indicated that the initial mailing cost the city over $1,000.00 in postage. The City Council and Planning Commission are committed to a transparent approach to community development and support the expenses occurred in that effort.

A resident, who live on the south side of Tienken Road, indicated that they too have poor cell phone reception.

Mr. Cohen noted that cell towers cannot be put up in residential districts. Verizon contacted us in 2006 when we were working with the Apostolic Church to put an antenna on their building because it was tall enough but we told them at that time they couldn’t do it because it was in a residential district. He explained that the demand is so great and there are federal laws in place that say we have to allow carriers to come into the area, we have to be smart about how we do it.

Mr. Cohen mentioned that there are a lot of people that may not want to look at a tower. We have to look at stealth technology but we may be forced someday into a full tower if they can prove to the Planning Commission and city council the need. He stated that we have not been approached recently and that companies are looking at reducing the size of towers and putting them on top of utility poles instead. There is talk that
technology is changing and they don't need the tall towers anymore. Obviously if a new tower is proposed, everyone within one thousand feet will be notified of the public meeting.

Mr. Heilburn mentioned that he spoke with Mr. Marzolf about Hawk Woods and about a southeast corner entrance. Mr. Heilburn then thanked the Planning Commission for allowing him to say what he needed to say and for listening to him.

Part Three: Anticipated Next Steps

Chairman Ouellette explained the next steps that include:
- Planning Commission recommendation to City Council on proposed changes – March 16th
- City Council decision to forward plan to Oakland County / adjacent communities – March 28th
- Review of plan by Oakland County – 75 to 90 days
- Final public hearing held by Planning Commission – either June 15th or July 13th

Mr. Ouellette encouraged everyone to watch the City’s website. The next Planning Commission meet will be March 16th at the City Administration Building in the Council Chambers.

The meeting adjourned at 8:55 p.m.

Respectfully Submitted,

Community Development
Department Staff
1. CALL TO ORDER: Planning Commission Chairperson Ouellette called the meeting to order at 7:05 p.m.

2. ROLL CALL OF PLANNING COMMISSION:
   Present: Beidoun, Burmeister, Ochs, Ouellette, Pierce
   Absent: Hitchcock, Justice, Mendieta, Shearer
   Also Present: Mayor McDaniel, Council Members Kittle and Knight, City Manager Tanghe, Director of Community Development Cohen, Manager of Business Development Carroll, Assistant City Planner Keenan, Director of Senior Services Adcock, Community Development Executive Assistant Brennan, BAC Member Pattie Ormsbee
   Guests: 98 (signed in)

LOCATION: North Auburn Hills Baptist Church, 3889 N. Squirrel Road, Auburn Hills, MI 48326

3. NEIGHBORHOOD VISIONING MEETING - Northeast Corner Neighborhood Master Plan

Mayor McDaniel welcomed everyone and explained the purpose of the meeting was to begin an open discussion with the neighborhood. He stated that the City strives to be very transparent with its land use decisions. He remarked that the best way to describe the City’s planning program is community-oriented and neighborhood driven. He thanked those attending for participating in the process.

Chairperson Ouellette introduced the Planning Commission. He stated that the Planning Commission wishes to listen tonight and be responsive to the neighborhood’s needs while dealing with some issues governed by development pressures and land use compatibility with surrounding properties. He informed everyone that a follow-up meeting would be held in mid-February.

Mr. Cohen provided an extensive PowerPoint presentation and overview outlining the history of the Northeast Corner Neighborhood Master Plan originally adopted in 2001. He also provided background information for several questions to be discussed later in the meeting by those present.
Staff’s presentation focused on the following primary topics:

1. **Improving the Incentive to Preserve Open Space**
   Mr. Cohen recommended that a slight increase in the master planned density incentive be considered by the Planning Commission to encourage developers to save open space, woodlands, and other natural features. It works by allowing the clustering of homes on smaller lots and leaving excess land, typically included on conventional lots, as preserved open space. An increase from 2.5 to 3.0 homes per acre would make the option more attractive to developers, which in turn would facilitate higher quality projects. The City just approved a similar housing unit increase for Moceri’s proposed Villa Montclair development on N. Squirrel Road and would like to review whether the same density should be applied to the neighborhood as a whole. The requirement of 20,000 sq. ft. lots would remain for non-open space projects.

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The proposed amendment to allow up to 3.0 homes per acre for open space preservation projects is based on the Villa Montclair project

This slide shows how 3.0 homes per acre would impact a smaller project. In this case, if applied to the Hawk Woods Circle site, it would mostly likely allow between three and six additional homes based on buildable land and meeting the required open space percentage for the site.
2. **Kensington Church / Property Across from AJAX - Change to Non-Residential**

Mr. Cohen explained that the results of methane testing, along with consideration of the adjacent land uses, have raised concern over the current residential land use planned for the southeast corner of Dutton and Bald Mountain Roads, formally owned by the Road Commission for Oakland County. Kensington Church previously planned to build a large mega-church on the property in 2008, but those plans were scrapped due to the recession. Mr. Cohen explained that the City wishes to discuss with the neighborhood about how future clean industrial development can be managed along that stretch of Dutton Road to buffer the heavier industrial land use (AJAX) across the street in Orion Township. Mr. Cohen stated the City has experience facilitating quality development with greenbelt buffers. The City would require any future developer to be sensitive and respectful to the residential properties surrounding the land.

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**The AJAX property across the street in Orion Township is master planned for industrial land use, which impacts the viability of residential land use on the property south of Dutton Road in Auburn Hills**

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**The Kensington Church property (and potentially the RSC site) could be redeveloped with clean industrial businesses**
3. **Bald Mountain Road – Past Request for Land Use and Housing Density Change**

Mr. Cohen explained that in 2007 several property owners along Bald Mountain Road formally requested that the Planning Commission amend the master plan to allow their property to be developed with industrial or multi-family residential uses. After several meetings, the Planning Commission decided not to amend the plan. Mr. Cohen explained that it would be appropriate to discuss the issue again to see if the residents want any changes to be made in this area.

![Map of ideas to consider along Bald Mountain Road](image)

*This slide outlined land use ideas to consider along Bald Mountain Road*

4. **Potential change in housing density for land across from the Oakland Christian School**

Lastly, Mr. Cohen advised the meeting participants that the City wishes to improve the Shimmons Road curve, near the Oakland Christian School, but does not have the funds to purchase the ROW. The Planning Commission is considering an amendment to the master plan to allow attached duplex units and a slight increase in housing density as an incentive for the developer to dedicate the land for the ROW to the City at no cost. It would create a "win-win" for both parties. Mr. Cohen stated that the exact density increase is not known yet, as the City engineer is still working to figure out the minimum ROW needed to improve the curvature of the road.

![Fixing the Shimmons Road Curve](image)

*Mr. Cohen explained that the City had to turn this proposal away since attached duplex housing are currently not allowed in the R-1A district and it exceeded 2.5 homes per acre. The project would be similar to Auburn Grove Condominiums directly across the street.*
Table Discussions
After Mr. Cohen's presentation, Mr. Keenan outlined the process for group discussion with the audience.

Meeting participants discussed the following questions at 15 separate tables. Each group was asked to take notes, which were collected and tabulated by City staff (see attached summary).

1) How do you feel about increasing housing density from 2.5 to 3.0 upa for projects that save open space and trees?
2) Do you have objections to attached single-family housing like Auburn Grove or Arbor Cove? In 2005, the City stopped allowing attached housing in the R-1A district, but now there is demand for it. Would it be acceptable to allow attached units in open-space projects?
3) Do you have objections or concerns with allowing attached units and slightly higher density around the Shimmons Road curve to help the City obtain Right-of-Way to fix the road?
4) How do you feel about the Kensington Site and potential of T&R or clean industrial development on it? What other land uses would you like to see?
5) How do you feel about the current land use adjacent to and south of the Kensington site along Bald Mountain Road? Residents asked for it to be changed in 2007 to non-residential or multiple-family.
6) Do you have any problems with cell phone service or data? Are you OK with additional wireless communication facilities being built in the area to upgrade service?
7) Are you happy with the amount of retail uses in your neighborhood?
8) How do you feel about the traffic near where you live?
9) Do you visit the Hawk Woods Nature Center? Do you like it? Anything you would like to see added?
10) Any other observations or comments?

At the conclusion of the discussion, it was announced that a follow-up meeting would be held by the Planning Commission on Tuesday, February 16th (same place and time) to review the results and discuss next steps.

The meeting adjourned at 9:10 p.m.

Respectfully Submitted,

Community Development Department Staff
**January 19, 2016 – Northeast Corner Neighborhood Master Plan**

**Table Discussion Notes**

*Explanation:* The intent of this exercise was to facilitate discussion between residents and ultimately provide input for the Planning Commission. Although there were 15 discussion tables, there are more than 15 comments per question. Legible comments written down by scribes at each table were added to the list. Categories of “Yes, No, and Misc.” were used for many of the questions to help sort the input for easier reading.

**Question #1:** How do you feel about increasing housing density for projects that save open space and trees? 2.5 to 3.0 UPA?

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>Misc.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. OK</td>
<td>1. No. Puts money in developers pockets – he offers x amount and sells for x amount but original owners only get certain percentage</td>
<td>1. Some don’t like increasing density, but some don’t mind</td>
</tr>
<tr>
<td>2. OK to go from 2.5 to 3</td>
<td>2. No</td>
<td>2. Traffic congestion needs to be considered</td>
</tr>
<tr>
<td>3. Maintain R-1A Zoning on any future development and allow cluster</td>
<td>3. The fewer the better</td>
<td>3. Concerns about increased traffic</td>
</tr>
<tr>
<td>4. General agreement of table that not so much the size of lot (although it should be set) as long as open space and trees are preserved.</td>
<td>4. Density spoils beauty by over-building</td>
<td>4. Want a say in what happens to open space, trees, character</td>
</tr>
<tr>
<td>5. Increase density. Makes sense for community and developer</td>
<td></td>
<td>5. Community should have some say on which trees stay</td>
</tr>
<tr>
<td>6. No issues. Steer to no kids due to Pontiac Schools</td>
<td></td>
<td>6. Like open space development</td>
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<tr>
<td>7. Ok with higher density as long as traffic is addressed</td>
<td></td>
<td>7. No high density apartments in north area</td>
</tr>
<tr>
<td>8. Don't mind increased density. Didn't matter</td>
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<tr>
<td>9. In general, as long as the open space can be preserved, then increasing the density is not an issue</td>
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</tbody>
</table>
Question #2: Do you have objections to attached single-family housing like Auburn Grove or Arbor Cove? In 2005, the City stopped allowing attached housing in the R-1A district, but now there is demand for it. Would it be acceptable to allow them in open-space projects?

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<th>Yes</th>
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<tr>
<td>1. If it increases green space ok, but don’t increase population</td>
<td>1. Not preferable for the area. Takes away from the feeling of space</td>
<td>1. Why build family homes – Pontiac Schools</td>
</tr>
<tr>
<td>2. Attached housing – better than apartment buildings with transients / renters</td>
<td>2. No more attached units</td>
<td>2. No apartments</td>
</tr>
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<td>3. Do not want high-rise - No objection to housing similar to Arbor Cove and Auburn Grove</td>
<td>3. Leave it the same</td>
<td>3. Would it lower property values?</td>
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<td>4. Not opposed to appearance if kept up - Don’t affect drain area</td>
<td>4. Does not want higher density because it will cause more traffic</td>
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<td>5. Would entertain this option as long as certain specifications regarding amount of open space and not touching open space is contained in ordinance amendments, i.e. preserving existing trees in open space areas</td>
<td>5. Don't want duplexes in single family zoning</td>
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<td>7. Attached single family is acceptable to community</td>
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<td>8. If housing demands for boomers is needed – beef up residential housing supply. Go for it. Attached or detached - whatever it takes.</td>
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<tr>
<td>9. No objections. No problem with Arbor Cove. If that is what the market is looking for</td>
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Question #3: Do you have objections or concerns with allowing attached units and slightly higher density around the Shimmons Road curve to help the City obtain right-of-way to fix the road?

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<th>Yes</th>
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</table>
| 1. “You give you get”. An exception can be made here in only – Safety issue – not too out of place due to other higher density in the area                                                                                              | 1. All agree that 9 units should be kept instead of 28  
2. Fixing road does not justify a higher density with attached  
3. Lower, not higher density  
4. Don’t want high density on the other side of Shimmons  
5. Concerned that too many units on Shimmons Curve would be an issue. Maybe 4 to 6 max?                                                                                           | 1. Schools should participate in cost  
Why can’t city pay for it? No money but why no money?  
3. Preserve quality of neighborhood on Squirrel North of Tienken  
4. Main traffic problem is caused by the Oakland Christian School – due to drop off and pick up  
5. Fixing the curve will not have a big impact on the traffic issue  
6. Shimmons curve – deep population concerns  
7. Speed issues, tree loss, improve road not modify curve  
8. No sidewalks or shoulder paving – don’t re-build / re-route  
9. A gentle curve would increase speeds in area of school. New traffic issue generated by new development and less sharp curve must be addressed. Might need a turn lane into the school drive  
10. Traffic speed and safety at Oakland School – both curves  
11. Main traffic problem caused by Oakland Christian School due to pick-up and drop-off                                                                                                                             |
| 2. OK to increase density but no reason to change road                                                             | 3. NA                                                                 | 4. Main traffic problem caused by the Oakland Christian School – due to drop off and pick up                                                                                     |
| 3. OK to increase density only if new curve is installed                                                              | 4. OK with duplex but not more density – only if ROW is given as part of deal  
5. Shimmons Curve – OK with plans  
6. Some agreed to PUD on Shimmons Rd. to get right-of-way & fix curve  
7. Do whatever it takes to fix curve  
8. No objections  
9. No problem with attached units and slightly higher density – but had concerns because of location across from the Christian School – added traffic from new housing entering directly across from the school drop-off driveway  
10. Must have new sidewalks (pathways)  
11. Most approved the trade-off of higher density for right-of-way in general. Concern for traffic and safety issues                                                                 | 5. Fixing the curve will not have a big impact on the traffic issue                                                                  |
| 5. Shimmons Curve – OK with plans                                                                                     | 6. shimmons curve – deep population concerns                                                                                      | 6. Main traffic problem caused by the Oakland Christian School – due to drop off and pick up                                                                                     |
| 6. Some agreed to PUD on Shimmons Rd. to get right-of-way & fix curve                                                  | 7. Do whatever it takes to fix curve  
8. No objections  
9. No problem with attached units and slightly higher density – but had concerns because of location across from the Christian School – added traffic from new housing entering directly across from the school drop-off driveway  
10. Must have new sidewalks (pathways)  
11. Most approved the trade-off of higher density for right-of-way in general. Concern for traffic and safety issues                                                                 | 8. No sidewalks or shoulder paving – don’t re-build / re-route  
9. A gentle curve would increase speeds in area of school. New traffic issue generated by new development and less sharp curve must be addressed. Might need a turn lane into the school drive  
10. Traffic speed and safety at Oakland School – both curves  
11. Main traffic problem caused by Oakland Christian School due to pick-up and drop-off                                                                                                                             |
**Question #4:** How do you feel about the Kensington Site and potential of T&R or clean industrial development on it? What other land uses would you like to see?

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<tr>
<th>Yes</th>
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<tbody>
<tr>
<td>1. Would like to see industrial or T&amp;R in this area</td>
<td>1. No Industry. Trees are very important – save as much as we can. We took lots of trees over the years.</td>
<td>1. Senior center or build a park</td>
</tr>
<tr>
<td>2. Would be OK with R/A</td>
<td>2. No Industry</td>
<td>2. No access to Bald Mountain Road</td>
</tr>
<tr>
<td>6. OK with light industrial</td>
<td>6. Kensington – Split and make ½ a buffer to Ajax – Tie the south ½ to the eventual redevelopment of the residential lots on Bald Mt.</td>
<td>6. Kensington – Split and make ½ a buffer to Ajax – Tie the south ½ to the eventual redevelopment of the residential lots on Bald Mt.</td>
</tr>
<tr>
<td>8. 50% Tax Abatement for short term on building - clean industrial ok</td>
<td>8. No oil / gas, maybe a dog park, maybe a BMX track for kids</td>
<td>8. Kensington property – comfortable with T&amp;R and Light Industrial</td>
</tr>
<tr>
<td>10. Group was generally comfortable with T&amp;R on the site - given the asphalt plant on the other side of Dutton. With any development in this area, there is potential for more traffic on Bald Mountain, therefore the road will need improvements, possible straightening of sharp curves.</td>
<td>10. Kensington property – comfortable with T&amp;R and Light Industrial</td>
<td>10. Kensington property – comfortable with T&amp;R and Light Industrial</td>
</tr>
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1. Senior center or build a park
2. No access to Bald Mountain Road
3. Large buffer and green space to protect residential area
4. No apartments Dutton to Walton - Squirrel
5. No oil or gas drilling
6. Kensington – Split and make ½ a buffer to Ajax – Tie the south ½ to the eventual redevelopment of the residential lots on Bald Mt.
7. No oil / gas, maybe a dog park, maybe a BMX track for kids
8. No development at all was one suggestion
9. Have the city purchase the property for a park.
10. No industrial traffic on Squirrel Rd and Bald Mt. Rd
11. East if soccer field used for recreating, ball diamond, walking trail, park, tennis courts, dog park
12. No oil drilling
**Question #5: How do you feel about the land use adjacent to and south of the Kensington site - along Bald Mt. Road? Residents asked to be changed in 2007 to non-residential or multiple-family?**

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<tr>
<td>1. Go for it</td>
<td>1. Leave zoning the same as it is now</td>
<td>1. What impact /benefit would it have for the City? Taxes from industrial. Pontiac School District seems to prevent more people moving in</td>
</tr>
<tr>
<td>2. No retail – enhance existing retail</td>
<td>2. Want low-density along Bald Mt. Rd. No apartments, prefer condos – prefer residential – no retail</td>
<td>2. Squirrel to Bald Mt – park path! Through wetlands behind Shimmons, through the acreage behind Pinecrest following the creek areas</td>
</tr>
<tr>
<td>3. Day care</td>
<td>3. Leave it as is</td>
<td>3. Create trail by creek / Bald Mt. Dr.</td>
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<td>4. Small office complex</td>
<td>4. Agree to maintain residential zoning</td>
<td>4. Natural areas</td>
</tr>
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<td>5. Support for transitional zoning south from Ajax.</td>
<td>5. Maintain residential</td>
<td>5. Splash pad</td>
</tr>
<tr>
<td>6. Higher residential densities will definitely require modification of Bald Mountain Road; particularly at intersection with Lapeer at the south end of Bald Mountain. This is a troublesome intersection as it is.</td>
<td>6. As long as no apartments – prefer single family, higher density</td>
<td>6. Parks and playgrounds</td>
</tr>
<tr>
<td>7. Leave at 5 acre lots</td>
<td>7. Leave at 5 acre lots</td>
<td>7. Family-friendly areas</td>
</tr>
<tr>
<td>8. Redevelop at a less dense build-out after Oakland Heights closes – as market demand increases</td>
<td>8. Redevelop at a less dense build-out after Oakland Heights closes – as market demand increases</td>
<td>8. Slow down traffic</td>
</tr>
<tr>
<td>10. Prefer residential use retained in this area.</td>
<td>10. Prefer residential use retained in this area.</td>
<td>10. Do not use Hawk Woods as park. Like to keep it natural and peaceful since it is a nature center</td>
</tr>
<tr>
<td>No problem with higher residential densities south of Kensington site, with densities lower the further south you go on Bald Mountain.</td>
<td>No problem with higher residential densities south of Kensington site, with densities lower the further south you go on Bald Mountain.</td>
<td></td>
</tr>
<tr>
<td>11. No high density apartments in north area</td>
<td>11. Maintain character of Bald Mountain corridor</td>
<td></td>
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<tr>
<td>12. No more apartments or mobile home parks</td>
<td></td>
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<tr>
<td>13. Maintain character of Bald Mountain corridor</td>
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Question #6: Do you have any problems with cell phone service or data? Are you OK with additional wireless communication facilities being built in the area to upgrade service?

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<th>Yes</th>
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<tr>
<td>1. Yes!!! - Auburn Grove, Hawthorne Sub - signal stinks - very weak</td>
<td>1. Not in Favor of towers – don’t have any problems</td>
<td>1. Comcast is a monopoly. We want choice</td>
</tr>
<tr>
<td>2. Cell phone connections could be better</td>
<td>2. Heritage has problems, but no one else. Not ok with additional wireless</td>
<td></td>
</tr>
<tr>
<td>3. Tower in the outer rim of park near Bald Mt. Rd. near or in Hawk Woods Nature Preserve</td>
<td>3. TV reception problems – Kensington property would be a good place or put a communications center</td>
<td></td>
</tr>
<tr>
<td>5. There are problems – correct placement and screening are acceptable</td>
<td>5. No problems with cell phone service or data</td>
<td></td>
</tr>
<tr>
<td>6. Cell phones at Kensington site</td>
<td>6. No issue with cell phone service</td>
<td></td>
</tr>
<tr>
<td>7. Sometimes problems</td>
<td>7. No known problems. Group understand federal regulations and if it has to be added, they understand.</td>
<td></td>
</tr>
<tr>
<td>8. T-mobile, AT&amp;T, Cell phone reception bad. No cell phone tower in Hawk Woods</td>
<td>8. OK current call reception</td>
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<td></td>
<td>9. No. Approval of future wireless facilities depends on the facility that would be proposed</td>
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<tr>
<td></td>
<td>10. No cell tower at Hawk Woods</td>
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### Question #7: Are you happy with the amount of retail uses in your neighborhood?

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<td>1. Don’t like strip malls – happy with current amount</td>
</tr>
<tr>
<td>2. Retail uses – yes. Like it away from housing but within five to ten minute drive</td>
</tr>
<tr>
<td>3. Yes – with what is there. No party stores/liquor stores – plenty of other places to go in and around area within very reasonable drive</td>
</tr>
<tr>
<td>4. No issue. Enough retail</td>
</tr>
<tr>
<td>5. Have enough. No problem</td>
</tr>
<tr>
<td>6. No more strip malls</td>
</tr>
<tr>
<td>7. No. Enough retail</td>
</tr>
<tr>
<td>8. No retail issues – access is fine now</td>
</tr>
<tr>
<td>9. Happy with retail use? Yes. Buildout existing retail on Lapeer – foot friendly</td>
</tr>
<tr>
<td>10. Yes.</td>
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<tr>
<td>11. No retail needed because close proximity to Lapeer Rd.</td>
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<tr>
<td>1. Better quality eating establishments for family dining, i.e. Cracker Barrel, Bob Evans, I-Hop, Egg &amp; I. Would like to see a Papa Joe’s type store</td>
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<tr>
<td>2. Smaller coffee shops, fast foods</td>
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<td>3. Small shops</td>
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Question #8: How do you feel about the traffic near where you live?

1. Traffic ok in the area
2. Need a right turn lane only from SB Squirrel to WB Walton
3. North-bound Squirrel past Walton right turn lane is issue
4. Cement curbs/barriers - where Squirrel (NB) goes to single lane is a hazard
5. Don't like higher speed limit on Bald Mt.
6. Objects to raising of speed limit from 25 to 35 mph. Done on Shimmons Road too. 25 to 35 mph. Speed bumps? Signs with flashing yellow lights to indicate speed of vehicle driving too fast
7. Left turn arrow from Squirrel to east-bound Tienken.
8. Landscaping needed in boulevards on Squirrel Rd.
9. Need lighting along Squirrel north of Walton
10. Hate traffic on Squirrel
11. Don't like the boulevard
12. Lighting on Squirrel
13. Important to watch density – traffic is a problem
14. Too much traffic as is
15. Propose the cross-walk light on Walton Blvd from Beacon Hill Apt to Oakland University
16. Traffic light at cross of Shimmons and Squirrel
17. Too many trees taken down on Squirrel but the road has not been widened
18. Crosswalk to OU and no sidewalks on North side of Walton
19. Need streetlights on Squirrel and traffic light at Shimmons & Squirrel.
20. Disappointed with Squirrel Road improvements – removed too many trees and road not widened enough.
21. Mixed because of where we live
22. Already too much traffic – problems for residents on Squirrel
23. Traffic concern at Squirrel and Tienken – more so by those who enjoyed 16 years of road closure
24. Sidewalk issue maybe on NE corner of Tienken and Squirrel (even Dutton it is connected or
(Continued) Question #8: How do you feel about the traffic near where you live?

25. Traffic - Slow down on Bald Mt.
26. Squirrel and Shimmons – dip on Squirrel
27. On Shimmons, not so good. Getting too heavy
28. On Bald Mountain, it is okay.
29. Additional traffic on Squirrel Road - new road was poorly planned – obsolete
30. Squirrel Road medians useless - no room for accidents
31. Dangerous hill on Squirrel and Shimmons
32. Need left turn signal at Tienken and Squirrel
33. Having problems with traffic and speed on Shimmons
Question #9: Do you visit the Hawk Woods Nature Center? Do you like it? Anything you would like to see added?

1. Wonderful. Best kept secret
2. Everyone likes and visits
3. Walking paths and signage could be better
4. Fill in potholes around lake
5. Yes! Could sidewalks be put in?
6. Yes/ 50/50
7. Hawk Woods Park is good as is
8. We all like it and visit frequently
9. Leave it alone
10. Well liked. If you add to it you will take away from natural state. Good job. Leave it alone.
11. Wonderful. Love it
12. Visit Hawk Woods – no to adding to it
13. Dog Area
14. Yes - Like it. Playground Area?
15. Positive responses. Several in group visit Hawk Woods 2 to 5 times a year. Enjoy it. Only improvements might be a few more trails, but current trails are sufficient.
16. Connect to Hawk Woods Nature Center
17. Possible use of utility pathway to connect Hawk Woods Nature Center
Question #10: Any other observations or comments?

1. Fabulous parks program – great employees and staff
2. Plans for walkways / bike paths on Bald Mountain
3. Flashing light at entrance of Paramount Estates on Tienken or passing lane
4. Why are kids allowed to play on soccer field (across from Ajax) but no residences allowed?
5. Traffic light at Bald Mountain and Dutton because it is a blind hill.
6. Hawthorne Forest is not getting police patrols
7. EMS response time is credible? Boulevard too narrow – can’t pull over for emergency vehicles.
8. No fracking
9. Trolley
10. Street lights on Squirrel
11. Sidewalks below roadway – elevate above grade
12. No more industrial. Small strip mall, senior housing, assisted living, medical
13. Dutton & Squirrel – 10 acres?
14. More lighting on Squirrel from Walton to Dutton
15. The Squirrel Road Project is a failure. It didn’t solve the problem.
16. Blew it on Squirrel Road Project. Took trees unnecessarily, put Band-Aids on but problems still exist.
17. Excessive lighting – Dark Sky Initiative (investigate this)
18. Can Auburn Hills buy Kensington?
19. Fundraiser to buy Kensington?
20. Bike / Walking path on Bald Mt. Road – Talk with DPW
21. Utility path across from Hawk Woods
22. Adjacent property owner wants to follow up with CD
23. Connect to Clinton River Trail
24. Sidewalk completion along Shimmons
Auburn Hills officials to meet with residents about zoning in city’s northeast corner

By Paul Kampe, The Oakland Press

Monday, January 18, 2016

The Auburn Hills Planning Commission will be holding an informal meeting with more than 100 residents Tuesday, Jan. 19 concerning potential development in the city’s northeast corner.

The Northeast Corner Neighborhood, bounded by Dutton Road and Walton Boulevard to the north and south and Lapeer Road and the City of Rochester Hills to the west and east, was originally zoned in a way to preserve natural features.

In 2001, city officials approved a master plan, which included zoning which reduced housing density in that area of the city, but also offered developers the opportunity to build more homes if they preserved open spaces and trees.

Officials opted not to change the zoning when the plan was reviewed in 2007, but anticipated development and planned road improvements have brought the issue back to light, according to director of community development Steven Cohen.

The city’s planning commission also recently approved an amendment to the plan paving the way for a 55-and-up community to be located along Squirrel Road between Dutton and Tienken roads proposed by Auburn Hills-based Moceri Companies.

Tuesday’s meeting is expected to be just the first step in a months-long process, officials said.

Cohen said the planning commission will be looking at a possible “slight” increase in the incentives offered to encourage developers to preserve open spaces as well as address potential housing density for land along Shimmons Road near Oakland Christian School.

Cohen said the commission is expected to examine the potential use of land on the southeast corner of Dutton and Bald Mountain roads where Kensington Church had proposed to build prior to the economic recession of 2008.

City officials had hoped to begin the process last year, but were delayed by an investigation into a methane gas source along Dutton Road, Cohen said.

Tuesday’s meeting will begin at 7 p.m. at North Auburn Hills Baptist Church, located at 3889 North Squirrel Road.
INTRODUCTION AND HISTORY

On May 20, 2016, the City of Auburn Hills, DPW, solicited a Request for Proposal (RFP) for Professional Engineering Services for the Special Assessment District (SAD) Road Projects. The roads included in this project are North Atlantic Boulevard, Continental Drive, West Entrance Drive, Pacific Boulevard, and Deep Wood Drive. A total of seven RFP’s were received and opened on June 9, 2016 which were then distributed and reviewed by a committee made up of staff from the City Manager’s Office and DPW.

The RFP is qualifications-based, which is a widely accepted means in the industry to secure engineering services because of the vital differences in cost-based verses qualifications-based purchases. Purchases of materials, supplies, equipment, and certain services that can reasonably provide an exact description or specification, fairly allows a vendor to provide firm quotes at the lowest price with confidence of an expected outcome. In contrast, engineering services are creative in nature, which does not lend itself to precisely define the means to a desired outcome. The need to be flexible is paramount to achieve the desired end product at the least cost and best value. So, reliance is placed on the experience, creativity, and overall intellectual capacity of the engineering firm who will ultimately help to determine the success of the project through design and construction oversite. Even though experience and qualification are given strong consideration, price in terms of best value, is equally considered as a major component of the RFP.

The RFP’s received were evaluated and ranked by the review committee with a focus on the following selection criteria:

1. **Responsiveness to Objectives/Methodology**, where each firm was asked to provide a work program to address the objectives identified in the RFP.
2. **Experience and Qualifications**, identifying the firm’s assigned team of personnel that are experienced with the professional engineering services requested in the proposal.
3. **Capacity**, to establish the firm’s capability with its current work force to accomplish the project, identifying all disciplines within the firm and the subcontractors needed to successfully complete the work.
4. **Comparable Projects**, to determine successful completion of projects similar to those outlined in the RFP.
5. **Cost Proposal**, to identify each firm’s fee schedule and how it will be applied to the scope of work to perform the engineering services request.

The review committee members each reviewed the seven proposals submitted by various engineering firms in the area. The top three engineering firms that best met the above given criteria to achieve the best value for the City of Auburn Hills, were selected by the collective committee members to undergo additional scrutiny.
Nowak and Fraus (NF) Engineers, Fishbeck, Thompson, Carr, and Huber (FTC&H), Inc., and OHM Advisors were the three top candidates for consideration.

The review committee was especially interested in the approach to design for the projects, as well as proposed construction options. OHM Advisors stood out from the others with providing effective solutions for consideration, where cost savings can be had with both their approach to project design and construction repair application. OHM Advisors’ fee schedule and cost proposal was least complex and straight forward eliminating the guess work of determining the actual cost of obscure additional fees listed in the other top proposals. When comparing the percentage of work assignment OHM Advisors provided (70% to their lowest hourly rate staff) with the other proposals, the OHM Advisors’ proposal provided the best value.

Construction repair options will need further review to determine the best fix, at the least cost, when considering service life and future maintenance expectations. Staff will then be able to determine the best fix and cost to secure the greatest value for the City and SAD stakeholders in terms of design, construction, lifecycle, and future maintenance costs. Once an engineering consultant is secured, meetings will be scheduled with the SAD stakeholders to discuss pavement construction repair options to establish how we proceed. Staff will then bring forward to City Council a scope of engineering services cost estimate with a not-to-exceed amount for review and approval.

**STAFF RECOMMENDATION**

In addition to the RFP process, staff looked at historical cost percentages for engineering services on similar road projects completed by OHM and compared them to costs provided in the RFP’s. The historical OHM cost percentages per project were substantially lower than projections provided in the RFP’s for similar services. Therefore the review committee unanimously selected OHM Advisors as the engineer of choice for their overall ability to provide engineering services for the SAD Road Projects at the best price and value.

**MOTION**

Move to approve the Engineering Services Contract for Special Assessment District Road Projects to OHM Advisors.

I CONCUR:  
THOMAS A. TANGHE, CITY MANAGER
To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Doreen E. Olko, Chief of Police
Submitted: June 30, 2016
Subject: Motion: Approve an agreement with Oakland County as a Sub recipient of a 2016 Medical Marijuana Grant

INTRODUCTION AND HISTORY

In 2015 the Police Department was approved to enter the multijurisdictional Narcotics Enforcement Team with one officer. The team consists of officers and supervisors from local agencies and personnel from the Oakland County Sheriff's Office. The team is drawing major support from federal and state grants and forfeiture dollars derived from the proceeds of criminal enterprises. Using those dollars, Oakland County provides all equipment and training for the officers of the team including cars and phones. We provide an officer whose sole job assignment is as part of the team and pay all costs associated with employment including overtime. We are reimbursed for a portion of that overtime through grants and forfeiture.

New in 2016 Oakland County applied for and received a grant from the State of Michigan where the county is eligible to receive reimbursement for qualifying N.E.T. related costs including overtime and intends to use a portion to reimburse local municipalities for qualifying overtime. The grant is for a Medical Marijuana Operation and Oversight program which is managed by the State. They project the overtime amount to be approximately $5500 in 2016.

To participate in the grant, we must enter into an interlocal agreement with the County identifying the city as a sub-recipient of the grant. All grant management will be done at the county level.

City Attorney Derk Beckerleg reviewed the attached agreement and found it to be satisfactory from a legal standpoint.

STAFF RECOMMENDATION

Staff recommends the agreement between Oakland County and the City be approved.

MOTION

Move to approve the 2016 Medical Marijuana Operation and Oversight Grant Sub recipient Agreement between the City of Auburn Hills and Oakland County and authorize the City Manager to sign the agreement on behalf of the City.

I CONCUR:

THOMAS A. TANGHE, CITY MANAGER
This Agreement is made between Oakland County, a Constitutional Corporation, 1200 North Telegraph, Pontiac, Michigan 48341 ("County") and CITY OF AUBURN HILLS, 1827 N. Squirrel Rd., Auburn Hills, MI 48326, a Michigan Municipal Corporation ("Municipality").

PURPOSE OF AGREEMENT. The Parties enter into this Agreement for the purpose of delineating their relationship and responsibilities regarding the County’s use of Grant funds to reimburse the Municipality for overtime expenses that it incurred related to its participation in the Oakland County Narcotic Enforcement Team (“N.E.T.”), a multijurisdictional drug enforcement task force under the direction and supervision of the Oakland County Sheriff’s Office (“O.C.S.O.”).

Under the Parties’ separate N.E.T. agreement, the Municipality is responsible for providing a full-time employee for participation in N.E.T. and for all costs associated with that employment, including overtime.

The County has entered into a Grant agreement (Exhibit A) with the State of Michigan (“State”) where the County is eligible to receive reimbursement for qualifying N.E.T.-related costs, including overtime.

The County intends to use a portion of the Grant funds to reimburse the Municipality for qualifying overtime costs subject to the terms and conditions of this agreement.

In consideration of the mutual promises, obligations, representations, and assurances in this Agreement, the Parties agree to the following:

1. DEFINITIONS. The following terms, whether used in the singular or plural, within or without quotation marks, or possessive or nonpossessive, shall be defined, read, and interpreted as follows.

   1.1. Claim means any alleged loss, claim, complaint, demand for relief or damages, cause of action, proceeding, judgment, deficiency, liability, penalty, fine, litigation, costs, and/or expenses, including, but not limited to, reimbursement for attorney fees, witness fees, court costs, investigation expenses, litigation expenses, and amounts paid in settlement, which are imposed on, incurred by, or asserted against the County or Municipality, or the County’s or Municipality’s agents or employees, whether such claim is brought in law or equity, tort, contract, or otherwise.

   1.2. Grant means the 2016 Medical Marihuana Operation and Oversight Grant for County Law Enforcement Offices, Grant #2016BPLMMOG-OAKLAND (Exhibit A).

2. EXHIBITS. The Exhibits listed below are incorporated and are part of this Agreement.

   2.1. Exhibit A – 2016 Medical Marihuana Operation and Oversight Grant for County Law Enforcement Offices, Grant #2016BPLMMOG-OAKLAND.

   2.2. Exhibit B – Request for MMOG Overtime Reimbursement (Locals to County) (Exhibit B).
3. COUNTY RESPONSIBILITIES.

3.1. The County will reimburse the Municipality, up to **$5,582.15** total, for qualifying N.E.T.-related overtime, as described in the Grant agreement (Exhibit A). Such reimbursement shall only be made after the supporting documentation is submitted by the Municipality and approved by the County, as described in Paragraph 4.2. Such reimbursement is also contingent upon the State reimbursing the County under the Grant agreement (Exhibit A).

4. MUNICIPALITY’S RESPONSIBILITIES.

4.1. The Municipality will comply with all terms and conditions set forth in the Grant agreement (Exhibit A), including, but not limited to, the following certification:

   a. No federal appropriated funds have been paid nor will be paid, by or on behalf of the Municipality, to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan or cooperative agreement.

   b. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, and officer or employee of Congress, or an employee of a member of Congress in connection with this grant, the Municipality shall complete and submit Standard Form-LLL, “Disclosure Form to Report Lobbying,” in accordance with its instructions.

   c. The Municipality shall require that the language of this certification be included in the award documents for all grants or subcontracts and that all subrecipients shall certify and disclose accordingly.

4.2. To request reimbursement, the Municipality shall submit to the County the documentation described in the following subparagraphs no later than **September 1, 2016**. If the County, in its sole discretion, determines that the documentation submitted by the Municipality does not reconcile, then the Municipality shall provide any additional documentation requested by the County in order to process payment.

   a. A fully completed and signed “Request for MMOG Overtime Reimbursement (Locals to County)” (Exhibit B).

   b. The overtime slips, signed by the officer’s supervisor, that support each “Request for MMOG Overtime Reimbursement (Locals to County)” (Exhibit B).

   c. The payroll report, with rates specified, that support each “Request for MMOG Overtime Reimbursement (Locals to County)” (Exhibit B).

4.3. If the State denies the County’s request for reimbursement under the Grant agreement (Exhibit A) of any money that the County paid the Municipality under this Agreement, the Municipality will refund that money to the County within 45 days of receiving written notice from the County that the State denied reimbursement.
5. **TERM.**

5.1. This Agreement and any amendments hereto shall be effective when executed by both Parties with concurrent resolutions passed by the governing bodies of each Party, and when the Agreement is filed according to MCL 124.510. The approval and terms of this Agreement and any amendments hereto shall be entered in the official minutes of the governing bodies of each Party. This Agreement and any amendments hereto shall end three (3) years from the date the Grant period is closed.

6. **ASSURANCES.**

6.1. Each Party shall be responsible for its own acts and the acts of its employees and agents, the costs associated with those acts, and the defense of those acts.

6.2. The Parties have taken all actions and secured all approvals necessary to authorize and complete this Agreement. The persons signing this Agreement on behalf of each Party have legal authority to sign this Agreement and bind the Parties to the terms and conditions contained herein.

6.3. Each Party shall comply with all federal, state, and local ordinances, regulations, administrative rules, laws, and requirements applicable to its activities performed under this Agreement.

7. **TERMINATION OF AGREEMENT.** Either Party may terminate this Agreement upon thirty (30) Days notice to the other Party. The effective date of termination shall be clearly stated in the notice.

8. **NO THIRD PARTY BENEFICIARIES.** Except as provided for the benefit of the Parties, this Agreement does not and is not intended to create any obligation, duty, promise, contractual right or benefit, right to indemnification, right to subrogation, and/or any other right, in favor of any other person or entity.

9. **DISCRIMINATION.** The Parties shall not discriminate against their employees, agents, applicants for employment, or another persons or entities with respect to hire, tenure, terms, conditions, and privileges of employment, or any matter directly or indirectly related to employment in violation of any federal, state or local law.

10. **PERMITS AND LICENSES.** Each Party shall be responsible for obtaining and maintaining, throughout the term of this Agreement, all licenses, permits, certificates, and governmental authorizations necessary to carry out its obligations and duties pursuant to this Agreement.

11. **RESERVATION OF RIGHTS.** This Agreement does not, and is not intended to waive, impair, divest, delegate, or contravene any constitutional, statutory, and/or other legal right, privilege, power, obligation, duty, or immunity of the Parties.

12. **DELEGATION/SUBCONTRACT/ASSIGNMENT.** Neither Party shall delegate, subcontract, and/or assign any obligations or rights under this Agreement without the prior written consent of the other Party.

13. **NO IMPLIED WAIVER.** Absent a written waiver, no act, failure, or delay by a Party to pursue or enforce any rights or remedies under this Agreement shall constitute a waiver of those rights with regard to any existing or subsequent breach of this Agreement. No waiver of any term, condition, or provision of this Agreement, whether by conduct or otherwise, in one or more instances, shall be deemed or construed as a continuing waiver of any term, condition, or provision of this Agreement. No waiver by either Party shall subsequently affect its right to require strict performance of this Agreement.
14. **SEVERABILITY.** If a court of competent jurisdiction finds a term, or condition, of this Agreement to be illegal or invalid, then the term, or condition, shall be deemed severed from this Agreement. All other terms, conditions, and provisions of this Agreement shall remain in full force.

15. **CAPTIONS.** The section and subsection numbers and captions in this Agreement are intended for the convenience of the reader and are not intended to have any substantive meaning. The numbers and captions shall not be interpreted or be considered as part of this Agreement. Any use of the singular or plural number, any reference to the male, female, or neuter genders, and any possessive or nonpossessive use in this Agreement shall be deemed the appropriate plurality, gender or possession as the context requires.

16. **NOTICES.** Notices given under this Agreement shall be in writing and shall be personally delivered, sent by express delivery service, certified mail, or first class U.S. mail postage prepaid, and addressed to the person listed below. Notice will be deemed given on the date when one of the following first occur: (1) the date of actual receipt; (2) the next business day when notice is sent express delivery service or personal delivery; or (3) three days after mailing first class or certified U.S. mail.

16.1. If Notice is sent to the County, it shall be addressed and sent to: Oakland County Board of Commissioners Chairperson, 1200 North Telegraph, Pontiac, Michigan 48341, with a copy to Oakland County Sheriff’s Office, Business Manager, 1200 N. Telegraph, Bldg. 38E, Pontiac, Michigan 48341.

16.2. If Notice is sent to the Political Subdivision, it shall be addressed to: Chief of Police, AUBURN HILLS POLICE DEPARTMENT, 1899 North Squirrel Road Auburn Hills, Michigan 48326

16.3. Either Party may change the address and/or individual to which Notice is sent by notifying the other Party in writing of the change.

17. **GOVERNING LAW.** This Agreement shall be governed, interpreted, and enforced by the laws of the State of Michigan.

18. **AGREEMENT MODIFICATIONS OR AMENDMENTS.** Any modifications, amendments, rescissions, waivers, or releases to this Agreement must be in writing and executed by both Parties.

19. **ENTIRE AGREEMENT.** This Agreement represents the entire agreement and understanding between the Parties. This Agreement supersedes all other oral or written agreements between the Parties. The language of this Agreement shall be construed as a whole according to its fair meaning, and not construed strictly for or against any Party.
IN WITNESS WHEREOF, Michael Gingell, Chairperson, Oakland County Board of Commissioners, acknowledges that he has been authorized by a resolution of the Oakland County Board of Commissioners, a certified copy of which is attached, to execute this Agreement, and hereby accepts and binds the County to the terms and conditions of this Agreement.

EXECUTED: _______________________________ DATE: ______________

Michael Gingell, Chairperson
Oakland County Board of Commissioners

WITNESSED: _______________________________ DATE: ______________

Printed Name:
Title:

IN WITNESS WHEREOF, _____________________________, acknowledges that he/she has been authorized by a resolution of the Municipality’s governing body, a certified copy of which is attached, to execute this Agreement, and hereby accepts and binds the Municipality to the terms and conditions of this Agreement.

EXECUTED: _______________________________ DATE: ______________

Printed Name:
Title:

WITNESSED: _______________________________ DATE: ______________

Printed Name:
Title:
AUBURN HILLS

Autism documentary premieres at OCC

By Anne Runkle
arunkle@oakpress.com @AnneRunkle on Twitter

A sequel to an award-winning documentary about autism will premiere in Michigan on the Auburn Hills campus of Oakland Community College.

"Normal People Scare Me Too" will premiere at 6:30 p.m. July 7 in Building G, Room 240.

The event is free and open to the public. Advance reservations are recommended and can be obtained at https://normalpeoplecaremetoo.eventbrite.com

A film crew comprised mostly of people with autism produced this documentary from Inclusion Films to empower others. It showcases music, art and animation created and performed by people with autism.

In 2006, the award-winning documentary, "Normal People Scare Me: A Film about Autism," was produced by Joey Travolta, older brother of actor John Travolta. The documentary initially began as a 10-minute short film co-directed by autistic teenager Taylor Cross and his mother, Keri Bowers.

"As a metaphor, it's not about autism, it's really about the human condition of struggle. People continue to struggle every day with stress, depression, attention deficit hyperactivity disorder and numerous other conditions but they don't reach out for help," says Bowers. "We can each acknowledge our strengths, know our weaknesses and choose to be in a different position by opening our eyes and taking action, and that's what we did with this film."

Join them a decade later to view the sequel, with former and new cast members and family discussing first-person perspectives and experiences in autism today.

For additional information, e-mail studentlife@oaklandcc.edu.
Man killed at Delta Tooling

A 35-year-old Lapeer man died Sunday at his workplace, according to Auburn Hills police.

Emergency personnel were called to Delta Tooling on Harmon Road at 11 p.m. Sunday with a report of an employee injured. They found that the man had died from his injuries. He had been hurt while working on the operation of a large injection molding press.

The incident is under investigation by the Auburn Hills Police Department as well as the Michigan Occupational Safety and Health Administration.

— Staff writer Stephen Frye

Judge charges woman after fight at T.G.I. Friday's

By John Turk
john.turk@oakpress.com
@jrturk on Twitter

A 23-year-old Pontiac woman accused of fighting at an Auburn Hills dinner spot and hitting another woman with her car is now charged in the incident after turning herself in, police say.

Porsha Marcedees Pierce was wanted by investigators in the incident, but walked into the 52-3 District Court at 2 p.m. Wednesday with an attorney to turn herself in.

District Magistrate Marie Soma charged Pierce with assault with intent to do great bodily harm less than murder and assault with a dangerous weapon, and set her bond at $5,000 cash.

Police had described Pierce as a “violent offender,” according to a post on Twitter.

She is accused of starting a fight, spraying mace and a hit-and-run.

Pierce is wanted in occurred early June 18 at the T.G.I. Friday’s on Squirrel Road near the campus of Oakland University.

Officers were called at 12:24 a.m., and learned that Pierce had intentionally hit a 25-year-old Pontiac woman with her 2006 Ford sedan.

According to witnesses, Pierce allegedly came into the T.G.I. Friday’s, confronted the victim and sprayed her with mace. The two women also got into a physical fight.

Afterwards, police say, Pierce waited in the parking lot for the victim to leave, and when the victim left the restaurant, Pierce hit the victim with her car and left the area.

The victim was taken to McLaren Oakland Hospital for treatment following the incident.

Assault with intent to do great bodily harm less than murder, a felony punishable by up to 10 years in prison or a $5,000 fine. She is also wanted for assault with a dangerous weapon a felony that comes with a potential two-year prison sentence.

Pierce is awaiting her next court date from the
Michigan By The Bottle Tasting Room to open in Auburn Hills

Saturday, July 2, 2016

Michigan By The Bottle Tasting Room is opening in downtown Auburn Hills. It is the third and largest location, locally owned and operated by the husband and wife duo, Shannon and Cortney Casey. They are both certified sommeliers.

“We’re sort of a wine shop crossed with a wine bar,” is how they described their tasting rooms in a blog post linked to the establishment’s website, mbbtasting.com.

Located at 3384 Auburn Road, just west of N. Squirrel, the Auburn Hills tasting room will open for business on Saturday, July 9. A grand opening celebration is planned for July 30.

They opened their first location in Shelby Township in December 2012 and then opened a second location on Woodward Avenue in Royal Oak in December 2014.

The new tasting room will offer wine tastings, Michigan-made snacks and special events, including live music, winemaker-led events, wine education classes, Book & Bottle Club and more.

MBTB Tasting Room-Auburn Hills is operated in partnership with 12 wineries across the state:

• Blue Water Winery (Carsonville/Thumbs Up Wine Trail)
• Burgdorf’s Winery (Haslett/Pioneer Wine Trail)
• Chateau Aeronautique (Jackson/Pioneer Wine Trail)
• Chateau Chantal ( Traverse City area/Wineries of Old Mission Peninsula)
• Cody Kresta Vineyard & Winery (Mattawan/Lake Michigan Shore Wine Trail)
• Free Run Cellars (Berrien Springs/Lake Michigan Shore Wine Trail)
• Hawthorne Vineyards ( Traverse City area/Wineries of Old Mission Peninsula)
• Laurentide Winery (Lake Leelanau/Leelanau Peninsula Wine Trail)
• Left Foot Charley ( Traverse City)

• Mackinaw Trail Winery (Petoskey/Bayview Wine Trail)
• Shady Lane Cellars (Suttons Bay/Leelanau Peninsula Wine Trail)
• Wyncroft/Marland (Pullman)

For more information, visit mbbtasting.com.

— Staff writer Kathy Blake


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AP Source: Pistons, Drummond agree to 5-year max

By JON KRAWCZYNISKI, AP Basketball Writer

Friday, July 1, 2016

Detroit Pistons big man Andre Drummond now has a big contract, too.

Drummond agreed to terms on a five-year maximum contract worth $130 million on Friday, a person with knowledge of the situation told The Associated Press.

The two sides started negotiating the contract after the market opened at midnight EDT on Friday and quickly found common ground before coming to full agreement in the afternoon, said the person who spoke to the AP on condition of anonymity because the deal cannot be signed until July 7.

Drummond was a restricted free agent, but few in the league believed he was interested in entertaining other offers. The Pistons would have had the right to match any offer made by another team, and coach and team president Stan Van Gundy made it clear from the start that the burly center wasn’t going anywhere.

Detroit could offer Drummond more money and more years than any other team in the league, and Van Gundy put the maximum contract offer in front of him right from the start to take any guess work out of the process.

Drummond averaged 16.2 points and an NBA-leading 14.8 rebounds for the Pistons last season, giving Van Gundy a powerful force in the paint to slug it out in the rugged Eastern Conference. His strength, size and throwback game certainly give the Pistons a different dimension in today’s small-ball NBA.

He has fast become a cornerstone of what Van Gundy is trying to do in his Detroit rebuilding project.

Drummond’s scoring and rebounding averages have risen annually, and he was an All-Star for the first time this past season. The numbers he put up last season were the most robust by a Pistons big man since Bob Lanier in 1972-73. And it was almost a certainty that Drummond would be rewarded with a massive contract, especially with the salary cap soaring from $70 million this past season to somewhere around $95 million for next season.

The only thing slowing Drummond down is a 35.5 percent free throw rate that causes Van Gundy to bench him late in games when opponents foul him on purpose to put him on the line. Van Gundy has
said he is confident Drummond can make drastic improvements in that area of his game to make him and even bigger force for Detroit.

Van Gundy’s rebuilding project has formed a new identity for the franchise around a group of young players including Drummond, Tobias Harris and Reggie Jackson.

But it all starts with Drummond, who draws immediate double teams in the post to open things up for his teammates on the perimeter. Van Gundy followed a similar model in building the Orlando Magic into an Eastern Conference power by surrounding powerful center Dwight Howard with shooters and defensive stoppers on the wing.

The deal has a player option for the final season.

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*AP Basketball Writer Tim Reynolds contributed to this report.*

URL: http://www.theoaklandpress.com/sports/20160701/ap-source-pistons-drummond-agree-to-5-year-max

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OU alumni group establishes list of ‘prominent’ graduates

By Anne Runkle
arankle@oakpress.com; @AnneRunkle on Twitter

The Oakland University Alumni Association has compiled its inaugural list of the most recognizable names among the school's more than 100,000 graduates.

The list is made up of 42 graduates who were deemed “prominent alumni” for having reached the pinnacle of their chosen careers or attained positions of influence or high visibility.

Alumni of the school in Auburn Hills are grouped into six categories: business and nonprofit, government and law, research and academics, health care, media, and arts and entertainment.

The list includes:
- Howard Birndorf, College of Arts and Sciences, 1971, founder of Ligand Pharmaceuticals and co-founder of Nanogen, GenProbe, IDEC

Alumni

FROM PAGE 1

Pharmaceuticals and Hybritech
- Anthony Tersigni, CAS, 1983, president and chief executive officer, Ascension
- Bob Walters, School of Business Administration, 1989, chief economist and executive vice president of Capital Markets Group, Quicken Loans, Inc.
- Brian Stuard, School of Business Administration, 2005, professional golfer
- Ruth Johnson, School of Education and Human Services, 1977, Michigan Secretary of State
- Amy Andrews, College of Arts and Sciences, 2002, news anchor/reporter, WJBK Fox 2 Detroit
- Elizabeth Davis-Russell, College of Arts and Sciences, 1965, president, William V.S. Tubman University (Liberia)

To view the complete list, visit the alumni page on the OU website.

Do you know someone who should be on the list? Send an email to ouaa@oakland.edu with “Prominent Alumni” in the subject line.
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Saturday, July 2, 2016

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AUBURN HILLS
Woman charged in restaurant assault awaits next court date

By John Turk
john.turk@oakpress.com
@jrturk on Twitter

A Pontiac woman charged with fighting and trying to run another woman down with her car at an Auburn Hills restaurant will have to find another dining spot if she posts bond while awaiting an upcoming hearing in her case, court records show.

Porsha Marceees Pierce, 23, is charged with assault with intent to do great bodily harm less than murder, assault with a dangerous weapon and driving with a suspended license tied to a June incident at T.G.I. Friday's on Squirrel Road, near Oakland University.

Pierce, whose bond was set at $5,000 cash, is scheduled for a probable cause conference at 1:35 p.m. July 5 in front of 52-3 District Court Judge Nancy Carniak, and a preliminary examination at the same time July 11.

Pierce's bond conditions, along with not being able to dine at T.G.I. Friday's, include orders not to contact the victim in the case, not to drive a car without a valid license, and not to possess any firearms. Pierce is accused of walking into the T.G.I. Friday's and spraying mace at a 25-year-old Pontiac woman in the restaurant, then fighting with the woman.

After the fight inside the business, Pierce allegedly hit the victim with her 2006 Ford sedan while the woman was walking out of the establishment, investigators said.

The victim ended up being sent to McLaren Oakland Hospital for treatment.

Pierce, who fled after the incident, turned herself in Wednesday, June 22, and pleaded not guilty to her charges during her arraignment.

She has retained Pontiac-based attorney Richard Taylor to assist in her defense.

Assault with intent to do great bodily harm less than murder is a felony punishable by up to 10 years in prison or a $5,000 fine, as is the charge of assault with a dangerous weapon, which carries a potential two-year prison sentence.

Pierce is at the Oakland County Jail awaiting her next hearing.
SEA LIFE Michigan Aquarium, located in the Great Lakes Crossing Outlets in Auburn Hills, is celebrating Shark Week, from now through Sunday.

"Our aquarist team dives with our 12 sharks every week so we really get to know them and their unique personalities," said Curator Kelli Cadenas.

"Shark Week provides a great opportunity for us to share our love of sharks with our guests and to educate them about these highly misunderstood creatures."

**Activities**

All week at SEA LIFE Michigan Aquarium, guests can take advantage of special shark activities including:

- Bio-fact station with real shark jaws, teeth and fins on display
- Interactive displays showcasing the different types of food sharks eat
- Shark survey activity in which guests can record data about the sharks that they see just as scientists do
- Sense of smell experiment that allows guests to test their nose against that of a shark (but be prepared for a challenge since sharks can smell one drop in 25 gallons of water)
Shark

Walk-up guests who mention “Bamboo Sharks” when purchasing their tickets will receive $6 off of admission.

Feed the sharks

To enter for a chance to win a behind-the-scenes shark feed experience with the SEA LIFE Aquarists, shark fans can submit a #SharkSelfie through the WooBox entry form on SEA LIFE Michigan’s Facebook page, www.facebook.com/sealifemichigan.

SEA LIFE Aquarium is home to six different breeds of sharks: white-spotted bamboo sharks, brown-banded bamboo sharks, blacktip reef sharks, blacknose sharks, bonnethead sharks and a large nurse shark named Florence. For more information about sharks and Shark Week, please visit www.visitsealife.com.

About SEA LIFE Michigan Aquarium

SEA LIFE Michigan is located in Auburn Hills-based Great Lakes Crossing.

As the seventh SEA LIFE location in the United States, and the 42nd in the world, SEA LIFE Michigan features engaging, educational and one-of-a-kind experiences that bring guests nose-to-nose with more than 5,000 amazing creatures, including sharks, stingrays, jellyfish, sea horses and much more.

SEA LIFE provides a glimpse of the diversity of marine life while also playing an active role in animal and environmental conservation.

Visitors will see strong evidence of SEA LIFE’s Breed, Rescue and Protect activities around the world, including new projects developed locally.

For more information, visit www.visitsealife.com. Admission is $23.50 for ages 13 through adult; $18.50 ages 3 to 12; free for children under 3. Discounts are available online.

— Edited by Julie Jacobson Hines, Local News Editor
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—Submitted by Tyler Lecceadone

PHOTO COURTESY OF TYLER LECCEADONE

Pamela Moore, Detroit Public Schools Foundation president and CEO (from left); WMU-Cooley Law School student Paul Spann; Remy Sirls-Boulbol, Detroit Public Schools Foundation development director; WMU-Cooley Law School student Jawwad Khan; Lisa Halushka, WMU-Cooley Law School assistant dean; and WMU Cooley Law School students Jacqueline Snyder-Powdhas, and Arturo Alfaro are pictured at the check presentation.
PONTIAC

Woman asking for help after being shot in eye during fireworks show

By John Turk
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"We are expecting our daughter soon in September. From this traumatizing event, I cannot work. Please keep us in your prayers. Thank you."

Meanwhile, detectives are following up on the incident, and have described the suspect as a black woman in her early 20s with long braided hair who is about 5-foot-4, weighs about 200 pounds. The suspect was wearing a red hat, a white T-shirt, long red shorts and red shoes during the incident, officials said.

Anyone with information is asked to call the Oakland County Sheriff's Office at 248-858-4911.

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"We're sort of a wine shop crossed with a wine bar," is how they described their tasting rooms in a blog post linked to the establishment's website, mbbtasting.com.

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The new tasting room will offer wine tastings, Michigan-made snacks and special events, including live music, winemaker-led events, wine education classes, Book & Bottle Club and more.

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