



Rochester Hills

Minutes - Draft

Planning Commission

1000 Rochester Hills Dr
Rochester Hills, MI
48309
(248) 656-4600
Home Page:
www.rochesterhills.org

Chairperson William Boswell, Vice Chairperson Deborah Brnabic
Members: Gerard Dettloff, Greg Hooper, Nicholas O. Kaltsounis, Stephanie Morita,
David A. Reece, C. Neall Schroeder, Emmet Yukon

Tuesday, March 22, 2016

7:00 PM

1000 Rochester Hills Drive

CALL TO ORDER

Vice Chairperson Deborah Brnabic called the Special Meeting to order at 7:03 p.m. in the Auditorium.

ROLL CALL

Present 7 - Deborah Brnabic, Gerard Dettloff, Greg Hooper, Nicholas Kaltsounis, Stephanie Morita, C. Neall Schroeder and Emmet Yukon

Absent 2 - William Boswell and David Reece

Quorum present.

Also present: Ed Anzek, Director of Planning and Econ. Dev.
Sara Roediger, Manager of Planning
Pamela Valentik, Manager of Econ. Dev.
Maureen Gentry, Recording Secretary

APPROVAL OF MINUTES

[2016-0120](#) March 15, 2016 Regular Meeting

A motion was made by Schroeder, seconded by Kaltsounis, that this matter be Approved as Presented. The motion carried by the following vote:

Aye 7 - Brnabic, Dettloff, Hooper, Kaltsounis, Morita, Schroeder and Yukon

Absent 2 - Boswell and Reece

COMMUNICATIONS

A) *Letter from K. Kapelanski, dated Mar. 17, 2016 re: Troy's Master Plan*

NEW BUSINESS

2016-0118 Public Hearing and request for a Conditional Use Recommendation - City File 16-002 - JENOPTIK Automotive, for a new 145,000 square-foot office, engineering, manufacturing and warehouse building on 9.51 acres located on the north side of Hamlin, between Crooks and Livernois, zoned ORT Office Research & Technology, Parcel No. 15-21-376-011, JB Donaldson Company, Applicant

(Reference: Staff Report prepared by Sara Roediger, dated March 18, 2016 and site plans had been placed on file and by reference became part of the record thereof.)

Present for the applicant were Justin Jeris, JB Donaldson Company, 37610 Hills Tech Drive, Farmington Hills, MI 48331, Andreas Blind, JENOPTIK Automotive, 1505 W. Hamlin Rd., Rochester Hills, MI 48309 and Pamela Valentik, City of Rochester Hills' Manager of Economic Development.

After an introduction by Mr. Anzek, who noted that the project was a little different because the City owned the property and was part of the approval process, Ms. Valentik remarked that it was a unique role for her. She had been with the City for five years, and it was the first time she had been before the Planning Commission. The project was one that the City and the Economic Development team had worked on for a long time. In 1999, the City purchased four parcels that totaled 22 acres on Hamlin between Crooks and Livernois. Over the past several years, two of the parcels had been sold and two remained. One of the parcels was referred to as the Letica property because when the City purchased it, it had the Letica manufacturing building on it. At the time, the property was zoned Industrial. In order to make it more attractive to sell and make it appealing to the right customers, the City tore down that building and rezoned the property to ORT Office Research & Technology. The City wanted to attract the right neighbor and the right user to compliment the area. She pointed out that for 17 years, the City had not generated any revenue from the property, and it had to be maintained, which was somewhat of a liability.

Ms. Valentik stated that one of her roles as Manager of Economic Development was to look at what kind of activity was being seen in real estate, what businesses were coming into the area and which ones wanted to expand. She advised that the vacancy rate was 3.4% in the industrial and technology parks, which was the lowest it had been in ten years. The property had, therefore, become more and more attractive. She noted

that JENOPTIK Automotive had operated across the street from the subject property since 2007. For the last three years, the City had worked with them to look at Rochester Hills when they were in a position to expand their Michigan operations. They were in a growth mode, and there were many discussions. The City put together a competitive economic development package, and JENOPTIK agreed to purchase the two remaining parcels (15.6 acres). She felt it was a great project, and she appreciated the Commission's consideration. She felt that the company would be a great fit for the neighbors and the other businesses, and that it would be a great asset to have in the community.

Ms. Roediger summarized that the request was three-fold. There was a Conditional Use Recommendation to City Council; an additional Tree Removal Permit; and Site Plan Approval. She verified that it was for the 9.51 acre parcel only, which was the eastern parcel. There would be a future phase three that was not part of the review on the western parcel. The proposal was for 145,000 square feet of office, engineering, manufacturing and warehousing that would be constructed over two phases. The use of machining and warehousing could only be done in the ORT district with a Conditional Use Permit, but rezoning to ORT had been done to encourage companies that were less impactful than normally seen with Industrial zoning.

Ms. Roediger recalled that at the February meeting, staff brought a request for a Tree Removal Permit while the City was the applicant. They did their best to try to figure out how many trees would need to be removed. Once the site plan was further developed, it was determined that an additional 22 trees would need to be removed and replaced. She added that the trees would be replaced on site. She pointed out the two driveways. There would be an access on the eastern edge of the property where the loading and unloading would take place. The main entrance off of Hamlin Rd. would be a shared cross access that would serve the subject site and the future westerly portion. It was important to the City and to JENOPTIK to provide an access to the Clinton River Trail, which could be enjoyed by their employees and provide another connection to the Trail.

Ms. Roediger stated that staff met with JENOPTIK on numerous occasions, and all reviews recommended approval with some conditions that could be handled at an administrative level. She clarified that all staff reviews included the 100,000 square-foot building and an additional 45,000 square-foot future building. All of the parking and the turning radiuses were reviewed and required by the Fire Dept., and everything

was designed to accommodate both phases. Ms. Roediger showed a colored rendering of the building, which would have a lot of glass and a lot of landscaping oriented towards Hamlin Rd. She said that she would be happy to answer any questions.

Ms. Valentik introduced Andreas Blind, Vice President of Sales and Marketing for JENOPTIK and Justin Jeris with JB Donaldson Company.

Mr. Blind commented that in the last four years, they had enjoyed a very positive development overall. There had been decisions made in Germany to strengthen their footprint in North America, not only from sales and service but from an operations perspective. They planned to bring specific parts of technology into the City that they had previously not had in their facility. They would maintain what they used to do and add on to their technology of laser processing and robotics. They would provide work for highly technically skilled employees that would join them over time as they grew. The idea was to have a future home that was expandable and could grow with their needs going forward. At the moment, they were looking at 100,000 square feet, and there were business plans to expand to 145,000. It could happen quickly or take a little longer. If they had further opportunities, they would be able to expand even further to the west. He commented that they were very excited. One of the reasons they wanted to stay in Rochester Hills was because of the good relations over the years they had with staff and members of the Mayor's Business Council. He felt that they were very welcomed and helped. The top management from Germany had visited here, and Ms. Valentik visited the JENOPTIK headquarters in Germany. All of that helped them feel comfortable to make the decision to stay in Rochester Hills.

Mr. Yukon asked Mr. Blind the plans for phase two. Mr. Blind said that the use would be exactly the same; the programs they currently did would expand, and they would need additional floor space. It would be flex space for assembly of laser welding and laser cutting systems.

Mr. Yukon stated that he was very impressed with the architecture of the building. He thought that it would really add to Hamlin Rd. and be a nice centerpiece for the area. He felt that it was designed very nicely, and he thanked the applicants.

Mr. Schroeder agreed that it was a very nice project. He asked if there was any potential of expanding the building to the north in the future. Mr. Blind did not believe there would be any further expansion plans. Any further expansions would be on the west parcel. Mr. Schroeder asked if

the pathway from Hamlin to the Trail would be open to the public. Mr. Jeris said that it would not. Mr. Schroeder recommended that the pathway should be eight feet wide, and Mr. Jeris confirmed that it would be. Mr. Schroeder observed that there was a 90 degree turn in the pathway. He recommended that it should be an S-curve, which would be safer for bicycles. Mr. Schroeder also observed that the parking lot was right against the walkway, and cars would go over it without bumper blocks or more of a space in between. Mr. Jeris agreed that was a good suggestion.

Mr. Kaltsounis mentioned that he might have given a quote for laser welders to JENOPTIK in the past. He asked if they were robotic laser welders, and Mr. Blind agreed. Mr. Kaltsounis asked for what type of products, and Mr. Blind explained that they would be for plastic welding and metal welding eventually. He added that there would be several different materials used on the exteriors and interiors of cars. They might weld fixtures for car bumpers, for example. Mr. Kaltsounis asked about manufacturing of products. Mr. Blind noted that there would be assembly of pre-manufactured products. Mr. Kaltsounis clarified that it would not be for Chrysler or GM. Mr. Blind agreed, and said that there would be small batch runs in pre-qualification of technologies or products, which they were currently doing.

Mr. Kaltsounis noted that several years ago, there was a conference at Oakland University about different types of buildings that could be brought into the area, and there were a lot of ideas of what could be done. Regarding JENOPTIK's plans for expansion, he mentioned that he used to work for a German company, and they did the same type of thing. He felt that Rochester Hills needed to see what the rest of the world was doing with construction and design, and the proposed building was the type he was hoping to see in the City. Mr. Blind disclosed that the elevations did not have full board approval in Germany. There might be some minor changes to the building - perhaps a stripe of concrete between the glass but overall, he thought it was just about what it would look like, and there would be no structural or functional impacts. Mr. Kaltsounis asked if it was a family-owned business, and Mr. Blind advised that it was a publicly traded organization that needed board approval.

Mr. Anzek said that in previous discussions, Mr. Blind had represented that phase three would be a mirror image of the first building. Mr. Blind said that at point, they would design a counter part that would pair with the first building. Depending on the use, it might impact the look a little, but they always had plans for a campus style look. Mr. Kaltsounis asked if

staff should have minor elevation changes approval. Mr. Anzek agreed that minor elevation changes could be done by staff. Mr. Kaltsounis said that he could add a condition about staff approval, and he knew that if there were any major changes, that staff would bring it back to the Planning Commission, although he did not see that happening.

Mr. Kaltsounis said that he looked on line to look at JENOPTIK's products. He thought that the company would definitely fit into the ORT district and its standards. He was happy they were staying to grow in the City, and he was looking forward to the project.

Mr. Jeris said that in addition to the aesthetics, JENOPTIK was very concerned about sustainability, energy efficiency and work flow. He was excited about that component of the project. Mr. Kaltsounis did not observe any skylights, but Mr. Jeris said that there would be. They were shown on the floor plans.

Mr. Dettloff asked what the current employment was. Mr. Blind advised that it was 115 employees. Mr. Dettloff said that the projected numbers were very impressive. He said that he was also very glad they were staying in Rochester Hills. Mr. Blind added that there would be a lot of flex space and depending on what kind of projects came in, that could change the number of employees. He did not think it would be more than 175 with the second phase. Mr. Jeris noted that in the staff report it said that the new facility would bring 175 jobs initially with the second phase bringing another 225. Mr. Jeris corrected that 225 was the total. Mr. Dettloff thanked him for clarifying. Mr. Jeris said that with the third phase, they were anticipating an additional 100 employees.

Vice Chairperson Brnabic opened the Public Hearing at 7:28 p.m.

Karen Wilson, 2161 Crystal Dr., Rochester Hills, MI 48309 Ms.

Wilson stated that she lived in the condos south of the project, and she was glad to see that they were staying. Her concern was Hamlin Rd. and also the number of people that would be employed. There were no stop lights from Crooks to Livernois. They had to pull out from a dead stop, and the condos were parallel to JENOPTIK's current driveway. She asked if there was any consideration for that fact that it was a thru-way from Crooks to Livernois.

Nancy Connor, 2165 Crystal Dr., Rochester Hills, MI 48309 Ms.

Connor asked how many trucks would be coming in and out and would be on the road. She agreed that it was difficult to turn and go east on Crooks

and turn around to go west. She was coming out of the condos the day before, and there were two very large trucks that had traffic backed up at noon. No one could get across, and the trucks were trying to turn around. It took about five to eight minutes for her to get out of the condo site. She asked what the large trucks would do to the roads.

Vice Chairperson Brnabic closed the Public Hearing at 7:31 p.m. She addressed the traffic and the questions about large trucks and people not being able to get out of the condos to staff.

Ms. Roediger said that when Hamlin Rd. was designed with a boulevard in 2008, it was designed for a capacity of 25,000 vehicles per day. That was done for the horizon, and it was expected to go through the year 2028 to reach that capacity. In 2008, the traffic volumes on the road were 18,000 vehicles per day. She researched SEMCOG's traffic counts for the region. It varied depending on where someone was on Hamlin Rd. From the west side of Crooks, there were about 4,000 cars heading eastbound. It would get to a maximum of about 10,000 approaching the Livernois intersection. Going westbound, it ranged from 6-7,000 vehicles per day. Today, there were 10-18,000 vehicles per day. That was well under the maximum capacity of 25,000 vehicles per day. Because there was a divided median, and eastbound traffic was separated from westbound with Michigan turnarounds, there was not the need for lights as seen on roads without barriers in between. She advised that the City's Engineering and Transportation staff felt very comfortable with the project, and felt that the road was designed to exactly handle something like the proposed project.

Mr. Blind reiterated that they had an existing business. They tried to estimate the number of trucks, and there would be six or seven smaller delivery trucks, such as UPS, each day. They were not producing equipment, so there would not be a constant flow of trucks taking parts in and out. There would be project deliveries about once to three times a month, and a steel delivery truck once a month, but he did not see a constant flow to and from the building. There were already a lot of business on the south side of Hamlin with trucks going in and out, and they would not match that at all.

Mr. Yukon asked the hours of operation and if they used shifts. Mr. Blind said that they were a one shift operation, but they had flex time, and some employees drove very far distances, and they came in earlier in the morning. The hours were from 6:30 a.m. to 5:30 p.m. Mr. Yukon asked if everyone would be leaving at the same time. Mr. Blind said that they

would not be because of the flex time. Mr. Yukon felt that would help the traffic.

Mr. Kaltsounis noted that some of his questions were leading into the traffic. By learning about what products they were making, he could get an idea of how it might affect traffic. He agreed that there would be a truck to deliver a project, but it would not be often. He moved the following motion, seconded by Mr. Yukon, but before the vote, there was further discussion.

MOTION by Kaltsounis, seconded by Yukon, in the matter of City File No. 16-002 (JENOPTIK Automotive N.A.) the Planning Commission **recommends** to City Council **Approval** of the **Conditional Use** to construct a 145,000 square-foot office, engineering, manufacturing and warehouse building on 9.5 acres based on plans dated received by the Planning Department on March 2, 2016, with the following eight (8) findings:

Findings

1. The proposed building and other necessary site improvements meet or exceed the standards of the Zoning Ordinance.
2. The proposed use will promote the intent and purpose of the Zoning Ordinance.
3. The proposed building has been designed and is proposed to be constructed, operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing and planned character of the general vicinity, adjacent uses of land, and the capacity of public services and facilities affected by the use.
4. The proposal should have a positive impact on the community as a whole and the surrounding area by further offering jobs.
5. The proposed development is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, and refuse disposal.
6. The Planning Commission waives the special submission requirements listed in Section 138-4.427.C. as they are adequately addressed in the site plan and EIS submittal.
7. The proposed development should not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.
8. The proposal will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic

welfare of the community.

Vice Chairperson asked if there was further discussion on the motion.

Mr. Hooper asked to see a site plan that showed the driveways on Hamlin Rd. better. He wanted to see where JENOPTIK currently was in relation to the Rochelle Park condos. Ms. Roediger put up an aerial. Mr. Hooper indicated that everyone going onto Hamlin from the north or the south side would have to turn right and turn around at the boulevard if they were going in the other direction, and no one would just cut right across. Mr. Jeris said that they specifically designed the approaches with the Traffic staff so that would not happen. Mr. Hooper considered that the issue might be large, extended delivery trucks that could not make a Michigan turn. Mr. Jeris felt that the first turnaround going eastbound should be large enough. He believed that was where the busses turned. Mr. Hooper agreed that the busses used that turnaround to get to the bus garage. Mr. Jeris added that employees going from the parking lot had to go down to the next turnaround.

Mr. Hooper said that they would be potentially adding 60 employees and another truck or two a day, and he felt that was insignificant as far as traffic. He did not see the issue. Mr. Jeris claimed that it would be an improvement over the current situation because the two approaches were so close now. Mr. Hooper asked if JENOPTIK owned the current building, and Mr. Jeris advised that it was leased. Mr. Hooper reminded that there would be a future tenant in their building, and the amount of traffic would be at least equal. Mr. Hooper had believed that JENOPTIK owned the building, noting that the City approved a tax abatement. Ms. Valentik agreed that the City did a tax abatement for their personal property - equipment and machinery in the building. Mr. Hooper asked Mr. Blind if they would seek a tax abatement for the new facility. Ms. Valentik said that she believed so, and it had been discussed. It would be up to JENOPTIK to submit an application, which they had not done, because they had not closed on the property. Mr. Hooper asked if the tax abatement would be for just personal property again. Ms. Valentik advised that they would be looking at a tax abatement for real property only. Anything they would move from across the street was already on the tax rolls, and the City could not do an abatement on anything existing. The City could not do one for any new personal property because of the change in State legislation. Personal property tax was eliminated at the State level. Ms. Valentik said that the only time the City could do a tax abatement on real property for an existing building was if the building owner or the tenant were making significant modifications to the property that would increase the taxable value of the building. The abatement

would only be applied to the increase on the base value. Mr. Hooper asked the size of JENOPTIK's existing building, and Mr. Blind advised that it was 51,000 square feet. Mr. Hooper indicated that they would be doubling it right off the bat. He asked if the same equipment would be moved over, which Mr. Blind confirmed.

Mr. Hooper asked about noise. He noted that their current situation was identical to what was proposed. He had never heard a complaint from any neighbors about noise. Mr. Blind said that they had not either. They would be living and working with the equipment being built, and there would be nothing changing from what they currently did. Mr. Anzek also reminded that the building would be fully air conditioned, so people could not hear machinery from outside. Mr. Hooper agreed that the project was prototypical and exactly what the City wanted to see for the property. He commented that JENOPTIK had been a great partner with the City and a valuable partner to the Business Council, as well. He very much welcomed and supported the new project, and he looked forward to their continued investment in Rochester Hills.

Ms. Morita thanked Mr. Blind and JENOPTIK for choosing to invest in the City again. She knew that Council appreciated it, and that Ms. Valentik had worked very hard to bring this to fruition. She called for a vote.

A motion was made by Kaltsounis, seconded by Yukon, that this matter be Recommended for Approval to the City Council Regular Meeting. The motion carried by the following vote:

Aye 7 - Brnabic, Dettloff, Hooper, Kaltsounis, Morita, Schroeder and Yukon

Absent 2 - Boswell and Reece

2016-0059

Public Notice and request for a Tree Removal Permit - City File No. 16-002 - JENOPTIK Automotive, for the removal and replacement of as many as 22 regulated trees in conjunction with the development of a 145,000 square-foot office, engineering, manufacturing and warehouse building on 9.51 acres, located on the north side of Hamlin, between Crooks and Livernois, zoned ORT, Office Research & Technology, Parcel No. 15-21-376-011, JB Donaldson Company, Applicant

MOTION by Kaltsounis, seconded by Schroeder, in the matter of City File No. 16-002 (JENOPTIK Automotive N.A.), the Planning Commission grants a Tree Removal Permit, based on plans dated received by the Planning Department on March 2, 2016, with the following two (2) findings and subject to the following two (2) conditions.

Findings

1. The proposed removal and replacement of regulated trees is in

conformance with the Tree Conservation Ordinance.

- 2. The applicant is proposing to replace 22 regulated trees with 22 tree credits.*

Conditions

- 1. Tree protective and silt fencing, as reviewed and approved by the City staff, shall be installed prior to issuance of the Land Improvement Permit.*
- 2. Should the applicant not be able to meet the tree replacement requirements on site the balance shall be paid into the City's Tree Fund at a rate of \$200 per tree.*

A motion was made by Kaltsounis, seconded by Schroeder, that this matter be Granted. The motion carried by the following vote:

Aye 7 - Brnabic, Dettloff, Hooper, Kaltsounis, Morita, Schroeder and Yukon

Absent 2 - Boswell and Reece

01-016

Request for Site Plan Approval - City File No. 16-002 - JENOPTIK Automotive, for a new 145,000 square foot office, engineering manufacturing and warehouse building on 9.51 acres located on the north side of Hamlin, between Crooks and Livernois, zoned ORT Office Research & Technology, Parcel No. 15-21-376-011, JB Donaldson Company, Applicant

MOTION by Kaltsounis, seconded by Yukon, in the matter of City File No. 16-002 (JENOPTIK Automotive N.A.), the Planning Commission **approves the Site Plan**, based on plans dated received by the Planning Department on March 2, 2016, with the following five (5) findings and subject to the following four (4) conditions.

Findings

- 1. The site plan and supporting documents demonstrate that all applicable requirements of the Zoning Ordinance, as well as other City Ordinances, standards and requirements can be met subject to the conditions noted below.*
- 2. The proposed project will be accessed by Hamlin, thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets. Walkways have been incorporated to promote safety and convenience of pedestrian traffic to Hamlin and to the Clinton River Trail.*
- 3. Off-street parking areas have been designed to avoid common traffic problems and promote safety.*
- 4. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as*

existing development in the adjacent vicinity.

5. *The proposed development will not have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the site or those of the surrounding area.*

Conditions

1. *City Council approval of the Conditional Use.*
2. *Provide a landscape bond for replacement trees in the amount of \$173,076.00, plus inspection fees, to be adjusted as necessary by staff, prior to issuance of a Land Improvement Permit for this development.*
3. *Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff.*
4. *Any minor elevations changes must be reviewed and approved by staff, prior to final approval.*

A motion was made by Kaltsounis, seconded by Yukon, that this matter be Approved. The motion carried by the following vote:

Aye 7 - Brnabic, Dettloff, Hooper, Kaltsounis, Morita, Schroeder and Yukon

Absent 2 - Boswell and Reece

After each motion, Vice Chairperson Brnabic stated for the record that the motion had passed unanimously, and she thanked the applicants. Ms. Roediger advised that the matter would be forwarded to the Clerk's office for the April 11th City Council meeting.

ANY OTHER BUSINESS

There was no further business to come before the Planning Commission.

NEXT MEETING DATE

Vice Chairperson Brnabic reminded the Commissioners that the next Regular Meeting was scheduled for April 19, 2016.

ADJOURNMENT

Hearing no further business to come before the Planning Commission and upon motion by Mr. Kaltsounis, seconded by Mr. Yukon, Vice Chairperson Brnabic adjourned the Special Meeting at 7:49 p.m.

Deborah Brnabic, Vice Chairperson
Rochester Hills Planning Commission

Nicholas O. Kaltsounis, Secretary