



Department of Planning and Economic Development

Staff Report to the Planning Commission

April 30, 2025

PSP2024-0039 and PTP2025-0006

Castle Commercial Carpentry Building Addition

3600 W. Auburn Rd.

REQUEST	Site Plan Approval and Tree Removal Permit Approval
APPLICANT	Maxwell Niedzwiecki Castle Commercial Carpentry 1787 W. Hamlin Rd. Rochester Hills, MI 48307
LOCATION	3600 W. Auburn Rd., located on the north side of Auburn Rd., east of Adams Rd.
FILE NOS.	PSP2024-0039 and PTP2025-0006
PARCEL NO.	15-30-376-032
ZONING	EC Employment Center
STAFF	Chris McLeod, AICP, Planning Manager

Summary

The applicant is proposing to construct a 4,893 square foot addition onto the existing 9,404 square foot footprint office/industrial building. The site itself is approximately 9 acres in size and is split zoned, with the predominate portion of the site being zoned EC Employment Center District and the western portion of the site is zoned R-4 One Family Residential District. There are no planned improvements for the building that would impact the One Family Residential District. Castle Construction has purchased the site with the intention of utilizing it for their headquarters along with the keeping of their vehicles and equipment. The proposed addition is intended to provide additional indoor storage space for their equipment so no storage has to be kept outdoors.

The addition is proposed to be constructed of painted CMU block and metal siding, both of which are designed to match the building materials of the existing building. The proposed rooflines and building massing are also similar to the existing structure. The proposed addition is located on the north side of the existing building and will not be readily visible from Auburn Road.

The vehicle circulation plan remains largely the same. The applicant has proposed an additional paved area near the rear of the site for the proposed addition and to provide emergency access (along the north side of the proposed addition) and to provide for additional, defined parking spaces. The proposed addition requires the relocation of the dumpster on the site. The applicant is proposing to move the dumpster to the east and will provide the appropriate dumpster enclosure.

The applicant is proposing some minor landscape improvements to the site. Additional parking lot trees are being provided along the east side of the parking lot. A total of seven (7) trees will be provided in this area. In addition, six (6) evergreens trees are being proposed along the western side of the site to supplement the existing treeline in that area to help satisfy buffering requirements along the abutting residentially zoned property (a landscape buffer modification request is noted below).

The site does have a wetland present at the front of the site which is used to retain stormwater. Although there is no construction or other improvements planned in the wetland or the natural features setback, the proposed building addition and expansion of the paved area onsite will lead to an increase in the amount of stormwater directed to the wetland. Therefore, Staff had ASTI, the City's Environmental Consultant, provide a review of the wetlands to determine if they are regulated by the City's Ordinance. Based on their review, the wetland is likely not regulated by

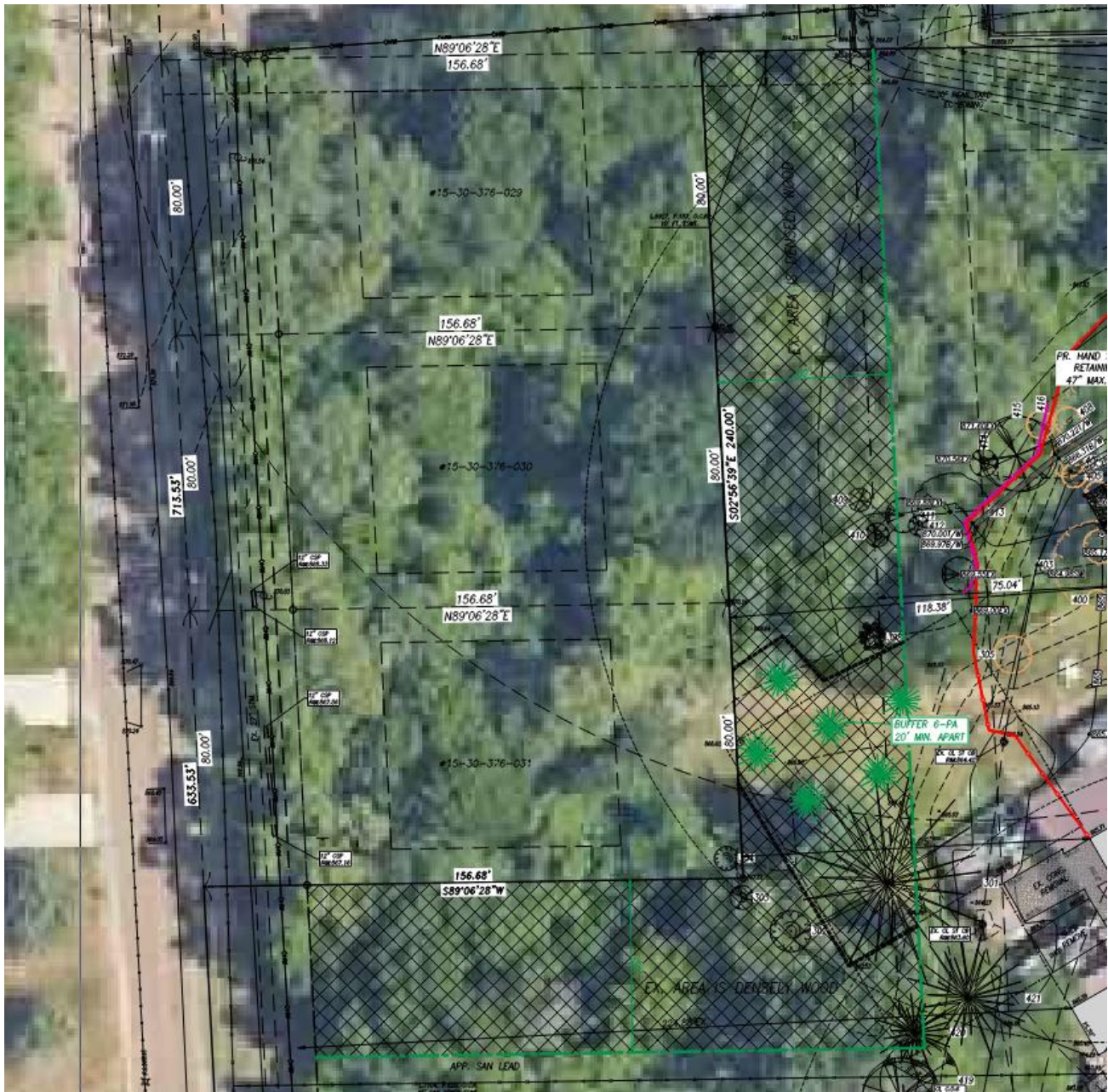
the City due to its size. However, ASTI does recommend that the wetland area be surveyed to determine the actual wetland area to ensure it is less than two (2) acres and therefore not regulated. This is carried as a recommended condition of the motions attached at the end of this report. Further, ASTI indicates that it is not fully clear whether the wetland may or may not be regulated by EGLE. This too can be a condition of any action of the Commission and addressed as a part of construction plan reviews.

Landscape Buffer Modification Request

As noted above, the site is split zoned. The western portion of the site is zoned for single family purposes. The lots abutting the subject site at the northwest corner were actually split off from the subject site by the applicant.

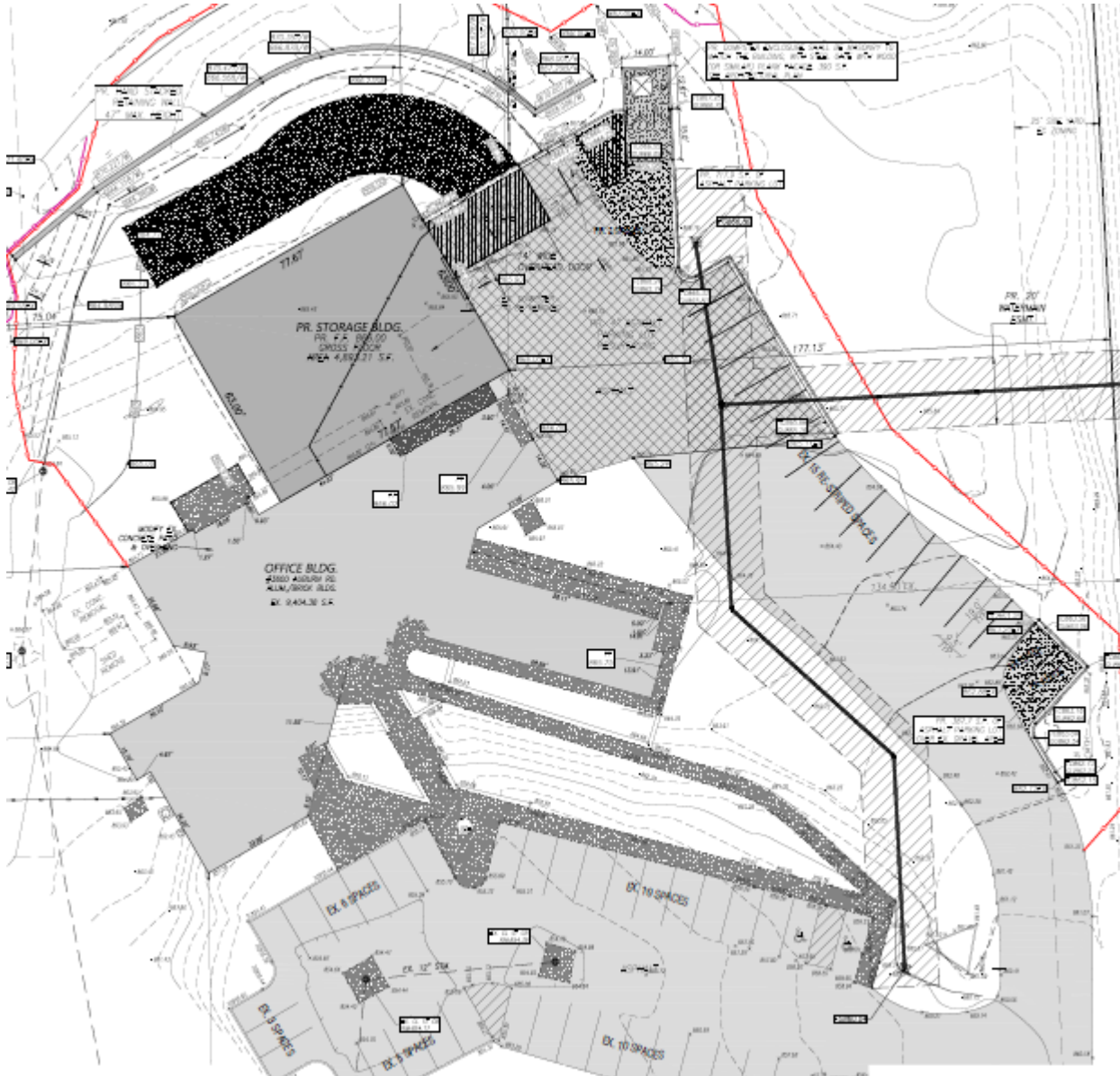
The Zoning Ordinance requires that a Type E landscape buffer be provided between the EC Employment Center District and an abutting One Family Residential District. The applicant is requesting a modification from the buffer requirement. Based on the length of property line in question, a total of 10 deciduous trees, 6 ornamental trees, 24 evergreen trees, and 40 shrubs would normally be required. The applicant is proposing to plant a total of six (6) evergreens along the western property line in an area where existing vegetation is more sparse as compared to the existing vegetation that is present along the majority of the western property line. The applicant has provided some tree survey data (however a full tree survey for the site was not provided) along with an aerial photograph showing the location of the required greenbelt area and the tree canopy that is present when trees are fully leafed.

The existing building is located approximately 100 feet from the residential property line. The proposed addition is slightly further away, being approximately 118 feet from the residential properties. There is no planned outdoor activity in this area, therefore noise and other potential nuisances should be limited. Openings to the proposed addition are on the east side of the addition, opposite of the residential property.

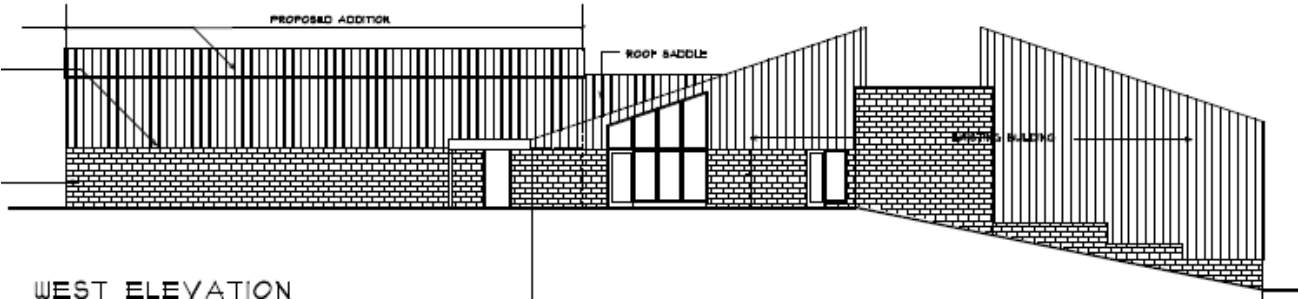


The Planning Commission will need to fully review the potential impacts to the residential properties vs. the proposed addition size and configuration and the existing vegetation that has been shown to determine if a landscape modification is warranted in this instance.

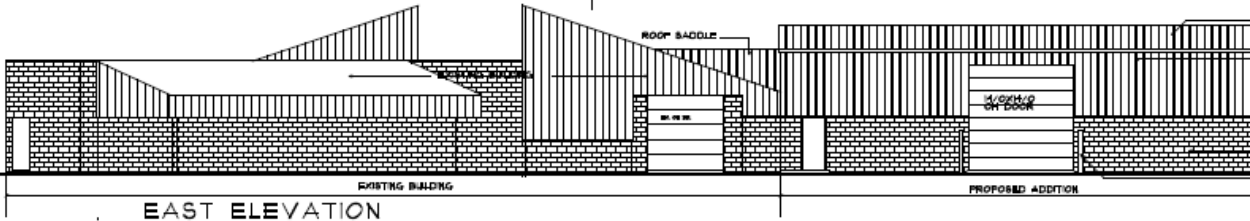
Site Plan



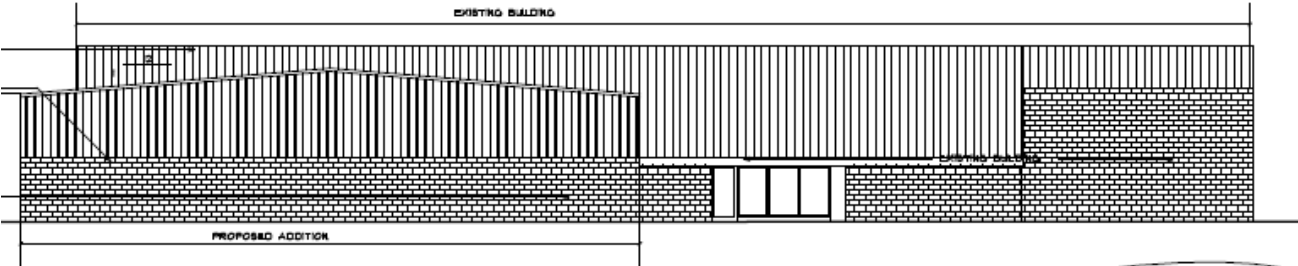
Elevations



WEST ELEVATION

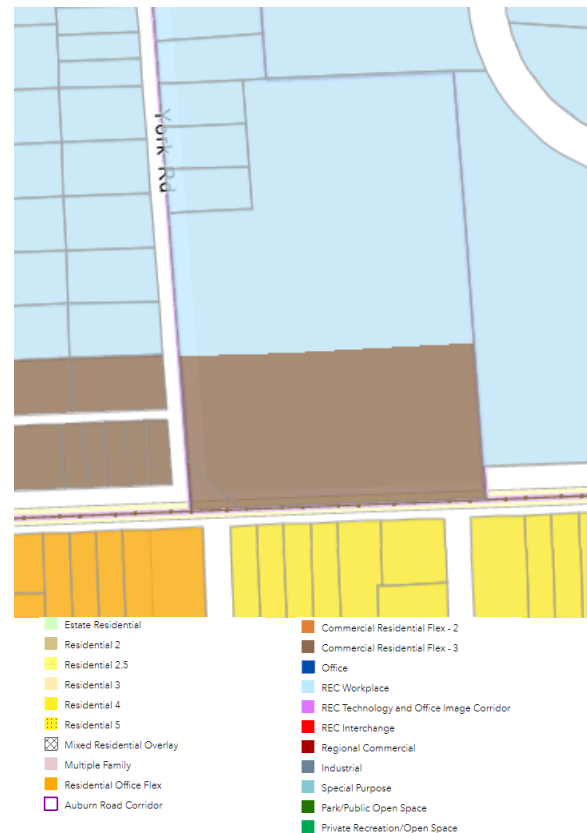
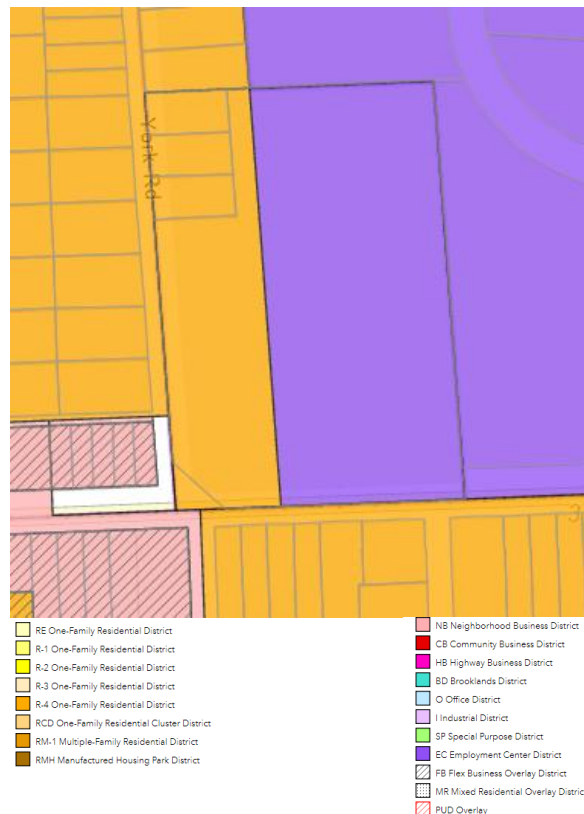


EAST ELEVATION



NORTH ELEVATION

Zoning Map	Master Land Use Plan
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	Zoning	Existing Land Use	Future Land Use
Site	EC Employment Center and R-4 One Family Residential	Castle Commercial Carpentry	Workplace and Commercial Residential Flex 3
North	EC Employment Center and R-4 One Family Residential	Industrial Automation	Commercial Residential Flex 3
South (across Auburn)	NB Neighborhood Business District with the FB Flex Business Overlay and R-4 One Family Residential	Single family residential homes	Residential Office Flex and Residential 4
East	EC Employment Center	Marquardt	Workplace
West	R-4 One Family Residential	Single family residential homes	Workplace and Commercial Residential Flex 3

Tree Removal Permit

The applicant is proposing to remove thirty-two (32) regulated trees and zero (0) specimen trees and to provide zero (0) replacement trees onsite and to pay the required twenty-five (25) replacement trees to be paid into the City's Tree Fund. The tree survey provided indicates a total of 157 trees onsite that are located outside of the required building envelope. Of those total number of trees, 125 are being preserved onsite. There are seven (7) specimen trees also

being preserved onsite and those trees can be counted towards reducing the replacement credits necessary onsite. With the proposed removal of thirty-two (32) regulated trees and the preservation of the seven (7) specimen trees that count towards preservation credit, a total of twenty-five (25) replacement trees are required.

Staff Recommendations

Department	Comments & Waivers/Modifications	Recommendation
Planning	<ul style="list-style-type: none">Final wetland size to be determined by survey of wetland delineating markers. If surveyed area totals more than two (2) acres, additional reviews may be necessary pursuant to Ordinance requirements.Modification to the required landscape buffer to the adjoining residential properties to the west, if the PC finds the existing vegetation to be sufficientThe Planning Commission to determine if the building façade materials and design are appropriateFinalization of easements for cross access during LIP ProcessTree fund monies (as identified on the site plan) being deposited with the CityLandscape Bond being deposited with the City	Approval
Engineering	<ul style="list-style-type: none">Land Improvement Permit is requiredStructural calculations being provided for proposed retaining wallProvide further details of the proposed pre-treatment structureEGLE Act 399 Permit being provided at time of construction plan reviewProvide water main profiles at time of construction plan reviewConfirmation of REU's for proposed addition	Approval
Traffic		Approval
Fire		Approval
Building	<ul style="list-style-type: none">Plans to be reviewed pursuant to the 2021 Michigan Building CodeFire Resistant separation wall being provided	Approval
Forestry		Approval
Assessing		Approval
Streets review		N/A

The application has been notified to the general public via appropriate mailings for the tree removal permit and

placement on the City's website and information distribution outlets. The City has not received any comments relative to the proposed site plan.

Review Process

The Site Plan process along with the Tree Removal Permit requires review and action by the Planning Commission. No additional Council, Board or Commission action is necessary.

Motion for Site Plan Approval

MOTION by _____, seconded by _____, in the matter of City File No. PSP2024-0039 (Castle Commercial Carpentry at 3600 W. Auburn Rd.), the Planning Commission **approves the Site Plan**, based on plans received by the Planning Department on March 18, 2025, with the following findings and subject to the following conditions.

Findings

1. The site plan and supporting documents demonstrate that the proposed development will promote the intent and purpose of the ordinance, as well as other City Ordinances, standards, and requirements; and those requirements can be met with the exception of the acceptable modifications shown below and subject to the conditions listed below.
2. The site plan and supporting documents demonstrate that the proposed development will be designed, constructed, operated, maintained and managed so as to be compatible, harmonious and appropriate in appearance with the character of the existing building onsite along with the existing and planned character of the general vicinity, adjacent uses of land, the natural environment, the capacity of public services and facilities affected by the land use, and the community as a whole. The proposed project will continue to be accessed from Auburn Rd., thereby promoting safety and convenience of vehicular traffic both within the site and on adjacent roadways. The preliminary plan represents a reasonable building and lot layout and orientation by limiting impacts to the existing trees onsite, not significantly impacting the existing wetland onsite and meeting all dimensional requirements of the EC Employment Center District.
3. The development will be served adequately by essential public facilities and services, including a major roadway (Auburn Road), streets, police and fire protection (as represented by the Fire Department's approval of the site plan), and drainageways, refuse disposal, and utilities as represented by the City's DPS approval of the site plan.
4. The proposed development will not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property or the public welfare since it represents a building expansion, specifically to house vehicles and materials which would otherwise be stored outside, potentially .
5. The proposed development will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.
6. The proposed modification to the required landscape buffer to the single family residential properties to the west to allow the existing vegetation to provide this buffer is found to be acceptable since the number of trees proposed onsite overall greatly increases the number of plantings onsite, the overall site aesthetic, and potential for tree canopy onsite, and the residential properties are located approximately 118 feet from the building addition onsite.
7. The proposed building materials are found to be appropriate since they will match the existing building materials.

Conditions

1. Address all applicable comments from other City departments and outside agency review letters.
2. Provide a landscape bond in the amount of \$9,250.00, plus the cost of inspection fees, as adjusted by staff as necessary, prior to the preconstruction meeting with Engineering.
3. Final wetland size to be verified by survey of wetland delineating markers, along with final determination of the regulatory authority of EGLE and the City.

Motion to Approve a Tree Removal Permit

MOTION by _____, seconded by _____, in the matter of File No. PTP2025-0006 (Castle Commercial Carpentry at 3600 W. Auburn Rd.) the Planning Commission **grants a Tree Removal Permit**, based on plans received by the Planning Department on March 18, 2025, with the following findings and subject to the following conditions:

Findings

1. The proposed removal and replacement of regulated trees is in conformance with the City's Tree Conservation Ordinance.
2. The applicant is proposing to remove thirty-two (32) regulated trees and zero (0) specimen trees and to provide zero (0) replacement trees and to pay the required twenty-five (25) replacement trees to be paid into the City's Tree Fund.

Conditions

1. Tree protective fencing, as reviewed and approved by the City staff, shall be installed prior to temporary grade being issued by Engineering.
2. Provide the cost of twenty-five (25) trees (\$8,350) into the City's Tree Fund prior to a Land Improvement Permit being issued.
3. Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff including all comments noted on the site plans and staff reports contained within the Planning Commission packets (as may be amended by this motion).