

2025-0433

Request for Final Site Condominium Recommendation - File No. PFSC2025-0001- for Auburn Angara Oaks Condominiums, including nine (9) single family detached residences, six (6) multi-unit condominium buildings and related amenities on approximately 9.7 acres of land located at 2469 & 2489 W. Auburn Rd., 3045 Angara Dr., 3050 Harvey St., Parcel Nos. 15-32-201-001, -002, -003, -004, and -006, located on the south side of W. Auburn Rd. and west of Crooks Rd., zoned R-4 One Family Residential and a portion of the land has the FB Flex Business Overlay; Bruce Michael, Auburn Angara Oaks, LLC, Applicant

(Staff Report dated 10-1-25, Reviewed Plans, Draft Master Deed and Bylaws (not approved) dated 9-25-25, Summary of Changes from Preliminary dated 8-14-25, Changes after first review of final condo, ASTI review dated 9-9-25, City Attorney comments on Master Deed and Bylaws dated 7-23-25, WRC Letter dated 7-25-25, Environmental Impact Statement, Development Application, Public Meeting Notice, Email to previous public commenters dated 9-25-25, Public Comment dated 10-1-25 and 10-6-25, City Council minutes of 11-11-24 and Planning Commission minutes of 10-15-24 had been placed on file and by reference became a part of the record hereof.)

Present for the applicant were David Mingle with Rochester Housing Solutions, and Bruce Michael and Bill Godfrey with Three Oaks Communities.

Chairperson Hooper introduced this item noting that it is a request for a recommendation to City Council for approval of the Final Site Condominium for Auburn Angara Oaks, including nine single family detached residences, six multi-unit condominium buildings and related amenities on approximately 9.7 acres of land located at 2469 and 2489 West Auburn Road, 3045 Angara Drive and 3050 Harvey Street.

Mr. McLeod stated that this was a request for final site condominium approval as well as an amendment to the originally-approved wetland use permit and the originally-approved natural features setback modification. He explained that the City has a two-step process including preliminary approval, which was granted for this development approximately one year ago. He explained that they start their engineering process and vet out the project in terms of feasibility and return to request final site condominium approval when the engineering is essentially complete and they start to receive their permits from outside agencies. He added that they also have to present a final master deed document for review, and he stated that these are ongoing currently.

He reviewed that this is approximately a nine-acre site on the south side of West Auburn Road, west of Crooks Road. He mentioned that the wetland use permit is approximately 200 square feet of an increase from the preliminary approval. This was caused by a slight modification to the road alignment as well as a modification to the overall cul-de-sac radius at the very terminus of the development. He noted that the natural feature setback modification is actually a reduction, and he commented that staff contemplated whether that was necessary to bring back before the Commission; however, to ensure that everything was neat and tidy it was determined to bring this back as well. He noted that multiple family units are consistent with the FB District along the front

of the site.

He explained that the intersection of where Harvey and Angara meet is where the traffic division and the City's traffic consultant indicated that the alignment needed to shift slightly, which then pushed into the wetland slightly. In addition, the cul-de-sac at the rear of the site had to be increased by approximately two feet in radius, which again started to push some of the features on the site to slightly encroach into additional wetland areas. He pointed out that in terms of a benefit to the wetland areas during the engineering process, the sewer line that comes off of the very south end of the site, which was originally going to be bored through the wetland area, was moved out of the wetland area in total after it was determined that this was the best option. The sewer line still traverses the natural features setback, but it is out of the wetland area.

Mr. McLeod noted that the applicant has submitted their master deed that is currently under review with the City and that is nearing completion, and the applicant has submitted for all of their outside agency permits, although they have not been secured at this point. He pointed out that those would all be conditioned should the Planning Commission make this recommendation to City Council for the final condominium and the wetland use permit.

Mr. Michaels stated that they have the wetland fill permit in hand from EGLE and can go pick up the soil erosion control permit from Oakland County Water Resources Commission (OCWRC). He stated that the sewer permit applications have been submitted by the City to EGLE, and he commented that they have already had some preliminary requests for information from EGLE which they have provided.

Jason Boughton, City Utilities Engineer, stated that the watermain goes directly to EGLE, and he noted that they have reviewed it and are changing it slightly at Harvey Street where it dead ends for future connection to the east/northeast. He explained that this modification needs to be made and resubmitted, but they should get approval for that. With regards to the sanitary sewer permit, it is now at the beginning phase at the OCWRC. He explained that Mark Davis has given his comments and they are waiting on a change of plans and it will still have to go to the Great Lakes Water Authority and then after that EGLE, and then back to the County for a sewer tap permit. He noted that it is a four-step process for the sanitary sewer, which is ongoing.

Chairperson Hooper called for public comment, noting that it is limited to three minutes.

Theresa Pounders, 3172 Devondale, voiced opposition to the proposed development by raising several concerns. She questioned the project's environmental impact on wetland and trees, stating that one good cause shouldn't be promoted by destroying another, especially since the property in question has an enormous amount of water on it. She also challenged the idea that the community would be truly inclusive, arguing that with home prices around \$1 million, it would only be affordable for the wealthy. Additionally, she noted her concerns about the builder, pointing out that their identity was listed as "coming soon" on the website and that a previous builder had not maintained

another property. She expressed frustration with the project's projected five-year timeline, which she believes is unfair to the IDD community, and requested greater transparency in the process after noticing inconsistent dates on a development report.

Gerald Seizert, 615 West Brown Street, Birmingham, spoke in support of the proposed development, advocating on behalf of his daughter and other families with similar experiences. He shared the story of his daughter, Laurel, who has learning differences. After his wife's passing, he realized that Laurel, who is now 45, would likely outlive him by many years. This led him to search for the best housing models for people with disabilities. He ultimately became a partner with the developer, Mr. Godfrey, after his research, and as a finance professional, it convinced him that this development was the most sustainable model in the country. He believes this project will set a national precedent and bring a different kind of community to the area. He stressed that a key issue for people like his daughter is loneliness, and this development would provide a community where she can be with "her peeps" and other people with similar abilities. He concluded by stating that the lives of many families would be forever changed by the project and urged the commission to approve it.

Justin Tout, 20074 Canterbury Rd., Detroit, stated that he is a board member of Rochester Housing Solutions, and spoke in favor of the development, highlighting its broader impact. He emphasized that there's a significant shortage of long-term, stable housing for adults with intellectual and developmental disabilities in the region. The housing that does exist often lacks key features like proximity to family, access to the community, and opportunities for homeownership. He explained that the Auburn Oaks project addresses these priorities for people who already live in or near Rochester Hills and rely on the city's resources and services. He stated that approving the project would do more than just green-light a site plan; it would signal that Rochester Hills is a forward-thinking, inclusive city that values compassion and is willing to support projects that strengthen the community's fabric. He concluded by stating that the development would be a model for other organizations and towns to follow.

Brad Conkey, no address given, stated that he is a father who is also a commercial real estate professional, and expressed support citing both his personal and professional reasons. He stated that as an appraiser for over 30 years and a former planning commission chairman, he said he was impressed with the plan, calling it really, really great. He learned about the project through a colleague and saw it as an ideal solution for his high-functioning autistic son. He commented that his son, who loves to bike, would benefit from the development's proximity to places like Walmart and Meijer, which are also potential employment opportunities. He concluded by expressing his hope that the Commission would approve the project so his son could become a member of the Rochester Hills community.

Thomas Yazbeck, 1707 Devonwood Dr., expressed his support for the proposed development, even though he has no direct connection to it. He stated that he is always in favor of new housing and believes people are more important than trees. The speaker praised the project's design, noting that the

multifamily housing is well-situated closer to the street and helps to protect the single-family homes. He also highlighted the location as ideal because of a planned bus route extension nearby, which would be beneficial for residents who may not be able to drive. He stressed the importance of encouraging more developments like this to provide a variety of housing options, as not everyone wants or can afford a large single-family home. He added that approving such developments is crucial for the City's property tax revenue. He also spoke positively about the project's location, noting its proximity to downtown Auburn Hills and major stores. He stated that the development fits in well with the surrounding area's character, unlike larger, more "flashy" projects.

Chairperson Hooper closed public comment and asked for responses to some of the concerns and questions raised regarding wetlands, tree removal, and the revised wetland use and natural features setback modification.

Mr. McLeod responded that the site went through preliminary site plan; and through the full engineering and site review process per the City's ordinances and regulations, it is anticipated that some changes will occur and that is what happened in this instance. He reiterated that the alignment of Harvey and Angara was shifted slightly which pushed the wetland, and the cul-de-sac got a little bit larger based on City standards to ensure that an emergency vehicle can turn around. He pointed out that it was a net increase of about 200 square feet overall in wetland impact than what was originally proposed. He mentioned that in the grand scale the amount of wetlands being impacted is pretty minimal, and he confirmed that it has been fully vetted by ASTI, whose representative is here this evening if there are more specific questions.

Chairperson Hooper asked if the neighborhood was inclusive or not.

Mr. Mingle responded that approximately 30% of the units would be available for purchase by individuals with intellectual and developmental disabilities. He explained that this ratio is intentional, as it promotes meaningful interactions between neurotypical residents and their IDD neighbors. He added that Rochester Housing Solutions is also working with the broader community, including organizations like Oakland University's Best Buddies, to ensure IDD residents have opportunities for social integration outside of their homes. Addressing the affordability concern, he clarified that the development is not intended for people living solely on social security, as that income is not enough to live unsupported in the area. Despite this, he noted that the demand for the units is extremely high, with 23 of the 27 IDD-focused homes at this project, and many at their previous development, already reserved by families. He commented that this demonstrates that the development is, in fact, affordable enough for the target demographic and that a significant need exists.

Mr. Godfrey explained that some families are co-buying units to share the cost. He also noted that the development will include affordable one-bedroom units in the condominium buildings, priced below \$450,000 to serve the "neurotypical" market. He said that the single-family homes are priced to be competitive with or slightly below what's currently available in the market for similar-sized homes. He emphasized that affordability is a key consideration that affects the speed of their sales. He also mentioned that they are exploring various financing

strategies, including down payment assistance, and that one lender, First State Bank, has set aside money specifically for mortgages for families buying these homes. He concluded by reiterating that they are committed to making the model as affordable as possible for both their IDD and neurotypical homebuyers.

Chairperson Hooper asked what the least expensive unit is for sale in the complex.

Mr. Godfrey responded that it is \$325,000 for neurotypical or to the general public. He explained that the IDD condominiums are still going through their design process but they will end up in the \$235,000 to \$265,000 range depending on finishes. He reiterated that some families are going in together on the units, and some families are combining units and dividing them into two, three and four bedroom units to defray costs as well. He commented that it is a strategy because they could share some caregiver services such as overnight care with other families.

Chairperson Hooper asked if a builder had been determined.

Mr. Michael responded that right now Wolverine Development is currently the builder at Walton Oaks and he noted that they have had discussions with them about the Auburn Oaks project. He commented that the contract has not yet been finalized.

Chairperson Hooper noted that questions were raised about property upkeep.

Mr. Godfrey responded that they are cutting the grass on a semi-regular basis and would remove a sign that was from a previous owner.

Mr. Michael commented that the City has been cutting the grass and they are paying for it.

Chairperson Hooper opened comments up to the Commissioners.

Ms. Neubauer voiced strong support for the development, noting that it's unique because it builds a community, not just housing, for a population that often lacks services and housing options. She highlighted the huge concern that aging parents have about the future care and living arrangements for their adult children with disabilities. She praised Rochester Hills for already having excellent services for this community, mentioning groups like Dutton Farm, Woodside Church, Best Buddies, and RAH. She also expressed pride that this is the second such development in the city, and acknowledged her initial skepticism during the first proposal. She said she was pleased to see that the developers had addressed concerns, particularly regarding protecting residents' access to care and services through special needs trusts and deed requirements. She believes these measures will ensure the development stays true to its purpose. She commented that as someone who works professionally with this community, she is proud to support the project, calling it a much-needed development. She concluded by commending the developer for working to protect a vulnerable population and stated that the project has her full

support. She moved the motion to recommend Council approve the final site condominium plan. The motion was supported by Mr. Struzik.

Mr. Gallina stated that Ms. Neubauer stated everything perfectly, and he wanted to reiterate that the first time this project came through he was in support of it. He stated that he knows what Rochester Housing Solutions has done, and he did not need to be reminded of the power of what the development and the community is and what the other development is becoming. He stated that it is good to hear about how this is becoming a transformative solution to families and individuals and he is proud to know it is in the City.

Mr. Hetrick expressed his support for the project, recalling that the developers' previous project, Walton Oaks, had a similar situation where homes were reserved before approval. He noted that the same high level of interest is present here, with 23 of the 27 IDD-focused homes already reserved. He believes this strong demand confirms the development's importance and vitality for Rochester Hills and the surrounding area. He questioned the site's grading, noting a steep decline from Auburn Road. He asked if the developers planned to adjust the grade to make the roadway's access to Auburn Road less challenging.

Mr. Michael noted that the crest of the hill is at Auburn and it is flatter at that point. He commented that this is why the buildings are walkouts, to take best advantage of the grade. He stressed that their plans have been approved by MDOT and are fully engineered for a flatter approach. He pointed out that they are extending the left turn lane to the east along with the taper as a part of the project.

Mr. Struzik voiced his strong support for the development, praising the plan's design. He mentioned the look of the condos, townhomes, and houses, calling the materials and colors high end and stating it's what he would want to see built near his own neighborhood. He commended the plan for its inclusion of units for people with intellectual and developmental disabilities, which he believes will make the neighborhood more than just a place to live, but a true community where residents can build support networks. He also highlighted the importance of the project's variety of housing options, as it will make it possible for more people who work and serve the community to live there, regardless of whether they are neurotypical or IDD.

Mr. Weaver noted that there are 58 units on the plan and asked the breakdown of spoken for units.

Mr. Mingle noted that they have a reservation for a neurotypical single family home. He pointed out that the condominiums are considered individual units, with a standard configuration of two bedrooms, counting as one unit. He added that the single family homes will have three suites separately deeded within the homes, so each home will count as three units.

Mr. Weaver asked for confirmation that roughly 50 percent of the IDD units are spoken for, and Mr. Mingle responded yes.

Chairperson Hooper called for a roll call vote on the motion to recommend site plan approval. After the vote, he announced that it passed unanimously.

Ms. Neubauer moved the motion in the packet to grant the amended natural features setback modification. The motion was seconded by Ms. Denstaedt. After calling for a roll call vote, Chairperson Hooper announced that it passed unanimously.

Ms. Neubauer moved the motion in the packet to recommend approval of the amended wetland use permit. The motion was seconded by Mr. Struzik. After calling for a roll call vote, Chairperson Hooper announced that it passed unanimously.

Following the votes, Mr. McLeod noted that depending on schedules and availability for the City Council agenda, these items would go to the October 20, 2025 City Council Meeting.

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

Aye 8 - Denstaedt, Dettloff, Gallina, Hooper, Neubauer, Hetrick, Struzik and Weaver

Excused 1 - Brnabic

Resolved, in the matter of City File No. PFSC2025-0001 Auburn Angara Oaks, the Planning Commission recommends approval of the Final Site Condominium Plan, based on plans dated received by the Planning Department on August 20, 2025, with the following findings and subject to the following 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 from Auburn Road, thereby promoting safety and convenience of vehicular traffic both within the site and on the adjoining street.
3. Adequate utilities are available to the site.
4. The plan represents a reasonable street, building and lot layout and orientation.
5. The proposed improvements should have a satisfactory and harmonious relationship with the development onsite as well as existing development in the adjacent vicinity given the split zoning of the property that allows for single family development or development consistent with the FB Flex Business District to the east.
6. 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. The proposed encroachments into Wetland A are situated in portions of the wetland with lower ecological quality and the applicant has proposed a retaining wall to limit impacts; and the proposed encroachments into Wetland B are relatively minor and the applicant has also proposed a retaining wall to limit impacts. Finally, the natural features setback

will be defined as part of the development with split rail fencing and large boulders to protect the area for the future.

Conditions

1. Address all applicable comments from other City departments and outside agency review letters prior to a Land Improvement Permit being granted.
2. That all applicable outside agency permits being obtained, including those for water, sewer, storm drainage, roadway, wetlands (EGLE), etc.
3. That a master deed acceptable to the City be provided for review and approval.
4. Provide a landscape bond in the amount of \$171,745, plus the cost of inspection fees as adjusted by staff as necessary, prior to the preconstruction meeting with Engineering.

2025-0435

Request for Revised Natural Features Setback Modification - File No. PNFSM2024-0001 (amended) - to allow for 1,137 linear feet of NFS Impact (previous impact was 1,211 linear feet) for the Auburn Angara Oaks Condominium development, a proposed development with nine (9) single family detached residences, six (6) multi-unit condominium buildings and related amenities on approximately 9.7 acres of land located at 2469 & 2489 W. Auburn Rd., 3045 Angara Dr., 3050 Harvey St., Parcel Nos. 15-32-201-001, -002, -003, -004, and -006, located on the south side of W. Auburn Rd. and west of Crooks Rd., zoned R-4 One Family Residential and a portion of the land has the FB Flex Business Overlay; Bruce Michael, Auburn Angara Oaks, LLC, Applicant

See Legislative File 2025-0433 for discussion.

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

Aye 8 - Denstaedt, Dettloff, Gallina, Hooper, Neubauer, Hetrick, Struzik and Weaver

Excused 1 - Brnabic

Resolved, in the matter of City File No. PNFSM2024-0001 Angara Oaks Site Condominium, the Planning Commission grants an AMENDED natural features setback modification for 1,137 lineal feet of permanent impacts to two different wetland areas identified on the site plans to construct the proposed private road, to provide the building area for multiple and single family residential units, and associated development infrastructure, based on plans received by the Planning Department on August 20, 2025, with the following findings and conditions:

Findings

1. The impact to the Natural Features Setback area is necessary for construction activities related to the proposed development; further, the applicant has minimized the impacts to the natural features and associated natural features setbacks by modifying the means of construction such as installing retaining walls along the proposed roadway to limit the footprint of the roadbed and finally, the applicant has provided for the future protection of the natural features setback by providing split rail fencing and large boulders to define the area for future residents, workers, etc.
2. ASTI has reviewed the subject plans and proposed impacts to the natural features

setbacks associated with Wetland A and Wetland B along with the proposed mitigation efforts to help reduce the impacts to those natural features and has indicated that the plans as proposed are satisfactory.

Conditions

1. Work to be conducted using best management practices to ensure flow and circulation patterns and chemical and biological characteristics of wetlands are not impacted.
2. Site must be graded with onsite soils and seeded with City approved seed mix.
3. Those areas identified as "Temporary Impacts" must be restored to original grade with original soils or equivalent soils and seeded with a City approved seed mix where possible, and the applicant must implement best management practices as detailed in the ASTI review letter dated September 9, 2025 prior to final approval by staff.

2025-0434

Request for Modified Wetland Use Permit Recommendation - File No. PWEP2024-0001 (amended) - to impact approximately 39,625 square feet of wetlands for the Auburn Angara Oaks Condominium development (previously approved wetland use permit allowed an impact of 39,404 square feet), a proposed development with nine (9) single family detached residences, six (6) multi-unit condominium buildings and related amenities on approximately 9.7 acres of land located at 2469 & 2489 W. Auburn Rd., 3045 Angara Dr., 3050 Harvey St., Parcel Nos. 15-32-201-001, -002, -003, -004, and -006, located on the south side of W. Auburn Rd. and west of Crooks Rd., zoned R-4 One Family Residential and a portion of the land has the FB Flex Business Overlay; Bruce Michael, Auburn Angara Oaks, LLC, Applicant

See Legislative File 2025-0433 for discussion.

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

Aye 8 - Denstaedt, Dettloff, Gallina, Hooper, Neubauer, Hetrick, Struzik and Weaver

Excused 1 - Brnabic

Resolved, in the matter of City File PWEP2024-0001 (Auburn Angara Oaks Condominium) the Planning Commission recommends to City Council approval of an AMENDED Wetland Use Permit to permanently impact approximately 39,625 square feet of wetlands (both Wetland A and Wetland B) to construct the private road, building areas for multiple family and single family units, and associated development infrastructure based on plans received by the Planning Department on August 20, 2025, with the following findings and subject to the following conditions.

Findings

1. Of the 97,484 square feet of wetland area on site, the applicant is proposing to impact approximately 39,625 square feet, an increase of approximately 421 square feet from the previously recommended and approved permit. Additionally, although Wetland A was determined to be of medium quality overall, the portion that is proposed to be impacted is of poor quality due to its non-native species content and low ecological function. And

although Wetland B was determined to be of high quality overall, the impacts are noted to be small and the proposed retaining wall will limit further impacts and have been addressed to ASTI's satisfaction.

2. ASTI has reviewed the subject plans and proposed impacts to Wetland A and Wetland B along with the proposed mitigation efforts to help reduce the impacts to those wetlands (including the installation of a retaining wall to allow for the reduction in the roadbed width for Wetland A; the impacts to Wetland B are relatively small; and a retaining wall is proposed adjacent to Wetland B to limit further impacts) and has indicated that the plans as proposed are satisfactory.

3. The current proposal while increasing overall wetland impacts does reduce the overall impacts to the associated natural features setbacks (slightly less than 100 linear feet) as originally approved during preliminary condominium review.

Conditions

1. City Council approval of the Wetland Use Permit.
2. That the applicant receives an EGLE Part 303 Permit prior to issuance of a Land Improvement Permit.
3. That the applicant provides a detailed soil erosion plan with measures sufficient to ensure ample protection of wetlands areas, prior to issuance of a Land Improvement Permit.
4. That any temporary impact areas be restored to original grade with original soils or equivalent soils and seeded with a City approved wetland seed mix where possible, and the applicant must implement best management practices, prior to final approval by staff.
5. The applicant shall abide by all conditions and recommendations as outlined in ASTI's review letter of September 9, 2025.