

**APPROVED  
APRIL 12, 2022**

**CITY OF WIXOM  
49045 PONTIAC TRAIL  
PLANNING COMMISSION MEETING  
Monday, February 28, 2022**

The meeting of the Planning Commission was called to order by Vice Chairman Carter at 7:33 p.m. and the Pledge of Allegiance was recited.

**PRESENT:**

**Chairman:**

**W. Day** (Excused)

**Vice Chairman:**

**P. Carter**

**R. Cousineau**

**S. Grossi** (Excused)

**M. Lada**

**A. Lawrence**

**C. Tacy**

**Administration:**

**Assistant City Manager:**

**D. Benson**

**Planning Consultant:**

**K. McIntyre**

**AGENDA CHANGES: (None)**

**APPROVAL OF MINUTES**

Commissioner Tacy corrected her comments on page 5, paragraph 6, of the February 7, 2022 minutes to read; "The lighting blasts the townhouse residents, the townhouses that face Wixom Road. The northern most phase should also have photocells to automatically turn on the front door lights."

Motion made and seconded by Commissioners Lawrence and Carter to approve the February 7, 2022 Planning Commission Meeting minutes with the corrections.

**VOTE:**

**MOTION CARRIED**

**CORRESPONDENCE:**

The City Manager's reports for February 2022 were distributed to the Commission.

**CALL TO THE PUBLIC:** (None)

**UNFINISHED BUSINESS:** (None)

**NEW BUSINESS:**

- 1.) **Public Hearing for Special Land Use SLU22-001: 47955 Anna Court, Wixom, MI 48393: The applicant seeks a Special Land Use permit from Section 18.09.040 (F) Standards applicable to specific uses, outdoor storage, to**

**permit the outdoor storage of trucks, trailer, and equipment, in the M-1, Light Industrial District. The parcel number is 22-08-227-027.**

Ms. McIntyre explained the applicant, Stante Excavating, of 47955 Anna Court, Wixom, Michigan, required approval for their Special Land Use request for outdoor storage on their property. The applicant's desire was to store equipment, trucks, supplies and materials outside. She presented a diagram showing the site and desired location of the outdoor storage. She indicated the rear section of the property was the applicant's preferred location for storage, and that particular section of the property was not located within the Beck-Tec Industrial Park. She said the applicant proposed a gravel storage yard (approximately 19,400 sq. ft.) to store underground utility equipment. In addition, they would include a retaining wall, relocate the dumpster area, remove some of the existing trees and plant new trees.

Ms. McIntyre explained that Special Land Use required site plan approval that met the general conditions of use. The first general condition for Special Land Use required compatibility and in accordance with the goals, objectives and policies of the City's Master Plan. During her review, she learned the proposed storage location would be obscured from the road with new landscaping and screened from the sides and rear with existing trees; therefore, the proposed outdoor storage would be compatible with the City's Master Plan. She distinguished the current storage on the asphalt on the west side of the building did not appear to be part of their request.

She said the second condition required the Special Land Use to promote the intent of the zoning district and outdoor storage was permitted within the current zoning of the property. The third general condition required the use to be compatible with the existing character of the general vicinity. She noted that although the storage within the Beck-Tec Industrial complex was minimal, the proposed gravel storage would be in the rear of the property and screened making it compatible. She explained the proposed storage location would be adequately served by the public, traffic, police and fire protection, etc., consequently, meeting the fourth criteria adequately. The fifth and last general condition for Special Land Use required that the use did not involve activities, processes, materials and equipment that would be detrimental to the natural environment, and she did not believe this use would impact the natural environment, public health or safety.

In addition to general conditions, Special Land Use required specific conditions. Those conditions contained the following criteria: all outdoor storage needed to be located within the rear or side yard, the storage shall be located no closer than 150' from any street right-of-way and comply with the building setbacks, the height of any item stored shall not exceed 12' (however, the Planning Commission may adjust the height requirement), the storage shall be enclosed within a building or with an obscuring wall on those sides abutting all residential, office or business district and on any yard abutting a public street, the landscaping shall provide an exterior boundary around the storage area, the outdoor storage area shall be paved with a permanent, durable and dustless surface and graded and drained to dispose of stormwater without impacting the adjacent property (the Planning Commission may approve a gravel surface) and a dedicated fire lane through the storage yard shall be provided for emergency services. Upon her review, she noted that the proposed outdoor storage was compliant as it would be located in the rear of the yard, the storage area was 230' from Anna Court. The applicant indicated that nothing would be stored exceeding the 12' height requirement. The surrounding properties were zoned

industrial so a wall to obscure the storage wasn't required. Several existing trees would be preserved and they proposed snow fencing. She informed the applicant the Planning Commission would need to approve the applicant's request to use gravel and they would need to get approval by the Fire Department for the storage tanks/drums behind the building. Also, the circulation through the storage area must be approved by the Fire Department, engineer and planning consultant. Plus, the dust control measures with maintenance plan must be indicated on the site plan and approved by the Building Department. She explained the applicant needed to explain how the fire lane would remain open and the Fire Department would be required to authorize the layout of the outdoor storage, design and construction of the fire lane. Also, the applicant needed to provide detail regarding the access to the overhead at the rear of the building on the site plan.

Ms. McIntyre said it's recommended that the Planning Commission approve the Special Land Use request for outdoor storage as it met the standard. The applicant was notified of the needs that needed to be addressed and any future outdoor storage use or user must be reviewed and approved by the City.

In addition to the Special Land Use, Stante Excavating requested site plan approval for outdoor storage of construction equipment, trucks, trailers, supplies and materials. They were requesting an approximate 19,400 square foot gravel storage area at the rear of the existing 10,120 square foot building. They also would like to include a retaining wall, relocate the dumpster and add new landscaping. She explained that Stante Excavating was an underground utility contractor with 8 employees that operated from 6:00 a.m. to 6:00 p.m.

Ms. McIntyre explained that approving the site plan required the applicant to address the following criteria: use and zoning, explanation of the outdoor storage with area and bulk, parking, construction details, snow storage, access and circulation/traffic impact, pedestrian circulation, waste receptacles, mechanical unit screening, landscaping, lighting, natural features (wetland/woodlands), and building design. She indicated that the site was currently zoned M-1 Light Industrial with a request for Special Land Use for outdoor storage. The existing building was office and warehouse with a space for equipment maintenance and repair. The proposed outdoor storage included storing construction equipment, trucks, trailers, supplies, materials, a bulldozer, concrete pipe, manhole ring covers, etc. She informed the applicant that the site plan must include the proposed gravel storage area, the tanks at the rear of the building, and an explanation of their intent for the temporary roll-off dumpsters currently on the property. She said the area and bulk setbacks and storage met the standard, the parking on the site plan exceeded the requirements. The following items needed to be corrected: the dimensions of the loading area at the overhead door on the side of the building must be noted on the site plan, the barrier-free dimensions for the parking space dimension must be included, the aisle dimensions must be given and if any of the existing pavement was used for outdoor storage that must be identified. She explained that the construction details given were they proposed a gravel storage area with approval by the Planning Commission, the southwest corner of the storage lot would have a retaining wall and silt fencing would be provided to protect the existing trees. She pointed out that a cross section detail of the proposed gravel yard must be approved by the City engineer and a maintenance plan for grading and dust control must be presented and approved by the City's consultants and Building Department. Additionally, the snow storage area must be indicated on the

landscape plan. Ms. McIntyre said the existing driveway on Anna Court would not be impacted by the proposed storage area and there were no sidewalks within the industrial park so the pedestrian circulation wasn't applicable. She commented that verification was still needed that the Fire Department approved the designed fire lane with a turn-around. She noted the existing dumpster area would be relocated behind the building but the Fire Department needed to approve the dimension and details. She informed the applicant that the site plan must note that all ground and roof-top equipment would be screened per City standard. Ms. McIntyre said the site had existing landscape that must be shown on the plan, the replacement trees along with the existing vegetation provided met the intent of the greenbelt requirement, the parking lot landscaping met the standard, they were required to plant 19 trees and include living plant material, landscape maintenance and a cost estimate. She indicated that notes must be added regarding lighting, number of trees, location of trees and expense. She stated the proposed truck access door at the rear of the building must be updated on the plan.

Ms. McIntyre said based on her review, they recommended that the site plan for 47955 Anna Court be approved subject to the Special Land Use approval of the outdoor storage and administrative review of the revised site plan addressing the items noted by the City's planning consultants, departments and agencies.

Commissioner Cousineau confirmed that the proposed outdoor storage area was located outside the Beck-Tec Industrial Park. Ms. McIntyre replied yes.

Commissioner Lada asked if the lot had only one parcel number. Ms. McIntyre confirmed that it did, and commented that she was unsure how it came to be that a section of the property fell outside the industrial park. Commissioner Lada felt uncertain that they could exclude the Beck-Tec criteria given the site itself had one parcel number and a portion of the property resided in the Beck-Tec Industrial Park.

Commissioner Tacy asked if any other parcels had similar circumstances. Ms. McIntyre said the adjacent parcels also had sections that fell outside the Beck-Tec Industrial Park.

Commissioner Lawrence noted that two items under the conditions were applicable to the Fire Department input, but the fire lane item was already addressed. He asked if they could assume the Fire Department was okay with the storage tanks. Ms. McIntyre needed the Fire Department to review the tanks so the special use was subject to their approval.

Mike Noles of The Umlor Group explained that Stante Excavating was an underground utility contractor that had been in business for a long time. He presented a plat of the Beck-Tec Industrial Park, and specifically pointed out that the property in question was not part of the Beck-Tec Industrial Park. Additionally, they've located the Beck-Tec Industrial Park restrictions from 1987 and found no reason to that prevented outside storage behind the building. Mr. Noles showed a diagram of the building that included the potential outside storage. He remarked how they've exceeded the regulation and proposed a 20' buffer that included mature trees and a privacy screen around the perimeter of the storage yard. Additionally, they planned to install a new retaining wall along the south side of the property and move the current dumpster location behind the building to be more compliant. He commented that their intended use was to move

equipment in and out of the shop for maintenance and repair. He presented photos of the recent improvements to the building to demonstrate how the owner made the building look more appealing with the inside renovations and new paint. He said the storage in the back of the building would be used to store pickup trucks, a smaller loader, fuel tanks with double walls that were self-contained, a trailer with generator, a mini excavator, a boom attachment, miscellaneous steel and materials. He thanked the Planning Commission for their consideration as they were aware this was a Special Land Use and it wasn't theirs by right. He reminded them that the applicant was given recommendation for approval by the City's planning consultant, engineering consultant and Fire Chief. He stated they were in full compliance with the ordinance for this type of Special Land Use.

Commissioner Lawrence asked if they planned to address all the storage on asphalt. Mr. Noles said it was their plan to move the items from the asphalt into the backyard storage and use that area for parking.

Commissioner Lada asked what height the fence would be that screened the storage yard. Mr. Noles said it would be a chain link 8' fence with the privacy slats. Commissioner Lada said it appeared the west side would have roughly 11' of coverage including the retaining wall.

Commissioner Tacy recalled they planned on using the existing vegetation for screening. She wondered how much they would end up using after they cleared the area for gravel. Mr. Noles said the site plan noted all the trees that would be staying. He was pleased to find that most of the big trees on the property were along the perimeter. He noted they would remove a few big tree landmarks which was the reasoning they increased the tree replacement.

Commissioner Cousineau asked about the storage tank that was not approved by the Fire Marshal. Mr. Noles said it wasn't like the tank wasn't approved, it just wasn't noted on the report. Should they get approval by the Planning Commission, Ms. McIntyre planned to address several items administratively and the tank would be addressed then.

Commissioner Lawrence noted the Planning Commission received letters from various companies surrounding the property. After reading the letters, he found the majority of their concerns were that the storage yard would become an eyesore, the large trucks delivering equipment would have difficulty managing the turns, cause lawn and road damage and outdoor storage would abuse of the integrity of Beck-Tec Industrial Park.

Mr. Noles had not read the letters but was aware of them. When he found out about the letters, he did research to determine if they would be abusing the integrity of Beck-Tec Industrial Park. He presented photographs of other companies within the Beck-Tec Park taken from today that showed trucks, barrels and storage without screening. It was not his intent to point fingers. He expressed the applicant was willing to follow the rules and get approval for outdoor storage that would be well screened and tidy at the rear of the property.

Commissioner Tacy said after reviewing the site plan, she learned that thirteen of the trees tagged were actually on the adjacent property. It appeared they planned to keep seventeen trees and remove eleven. Mr. Noles explained that in a tree survey, it's

accustomed to overlap about 10-20' beyond the property in order to capture the tree's canopy on the property even though the trunk was not. Commissioner Tacy was concerned that the screening wasn't robust enough because thirteen of the trees were not near the property line but on the tree list. She questioned if additional screening was going to be added. Mr. Noles said the ordinance does not require landscaping in office, commercial and industrial areas; however, they left the 20' buffer of existing trees and would add the chain link fence.

**Vice Chairman Carter read the Rules for Public Speaking at a Public Hearing. He then opened the Public Hearing at 8:25 p.m.**

Karen Valentine of 29431 Lori Lane appeared before the Planning Commission on behalf of her mother, owner of 29431 Lori Lane and her sister who was the secretary of the Beck-Tec Industrial Park Association. She explained that seven of the twelve letters sent to the Planning Commission opposed the approval of the special lane use. She believed that 50% of the neighbors did not approve. She was aware the parcel in question was not part of Beck-Tec Industrial Park but the business used the roads and driveways of Beck-Tec Industrial Park. She figured there was a fine line on which rules could apply, but if the only entrance to their business used the Beck-Tec entrance, she believed the restrictions should be taken under consideration. She said if they were not going to take in consideration that this business used the Beck-Tec entrance, then maybe they should use a separate entrance. She said many owners within the industrial park had been there for a long time and believed that esthetics were important. She indicated that the site plan should have been approved through the Beck-Tec Industrial Park Association, but it was never taken to the Association. She was aware the proposed outdoor storage area was not part of the Beck-Tec Industrial Park, but given that the rest of the building and parcel fell within Beck-Tec Industrial Park their restrictions should be considered. She felt approving this plan would be a disservice to the rest of the businesses and property owners within the Beck-Tec Industrial Park. She was in the audience when Ms. McIntyre gave her presentation and she recalled a lot of "TBD" that still needed to be approved. She was not sure how they could approve this when there were so many items that needed to be addressed. She was opposed to the approval of this Special Land Use as it would not follow the rest of the park's esthetics.

Commissioner Cousineau was aware that Ms. Valentine was in the audience during the applicant's presentation. He asked what specific objections did they have with the applicant's proposal. Ms. Valentine said parking was a concern for her because they already had a difficult time maneuvering through the parking lot and road. If they were to add a storage yard, she feared that more heavy equipment and trucks would be entering and causing wear and tear on the roadways within the industrial park. Additionally, even though the concern seemed to be a gray matter, this use did not meet the Beck-Tec restrictions.

Commissioner Cousineau explained that condominium or association restrictions and boundaries were drafted to conform with a specific project or development. It was his belief that the boundary line cutting through the section of the parcel that was outside of Beck-Tec was not governed by the Beck-Tec restrictions. He did think that Ms. Valentine raised a valid point in that accessing the business would be through Beck-Tec Industrial Park.

Commissioner Lada asked Ms. Valentine what specific section of the Beck-Tec Industrial Park restriction document would they like the Planning Commission to consider as the photo copy they received had many highlights/remarks. She asked them to review Article V of the document. Commissioner Lada asked Ms. Valentine if the applicant was required to notify the Beck-Tec Association when they recently remodeled the building. She said that she wasn't certain.

Arvid Peterson of 47904 Anna Court said his building was across the street from Stante Excavating. He felt the recent remodel and updated appearance to the building looked great. He wondered if the road had been researched to carry the weight of their heaviest piece of equipment. Ms. McIntyre said that all roads within the City of Wixom had to be built to a certain standard as it would not be approved within an industrial park if it could not withstand heavy equipment. He suggested that the Planning Commission put a weight restriction for the roadway. He did not object to the applicant's request as the bulk of the parcel that he wanted outside storage was surrounded by trees.

Commissioner Cousineau said the roads were public and belonged to the City. They could find out for sure if they were built to a higher standard.

Mr. Benson figured that when the plans for this development came before the City, they would have honored the engineering standards that required accommodations for the intended use, including the roadways. Additionally, he believed the engineering of the road was considered during the recent repaving.

Mr. Peterson commented that the City would be responsible for repairing the roads if they were torn up.

Mr. Noles said that Mr. Stante already followed the weight restrictions established by the State of Michigan and Oakland County when it came to moving heavy equipment on the Michigan roadways. He made them aware that even if the outside storage was denied, heavy equipment could still come and go from the business. The matter at hand pertained to storage only.

Vice Chairman Carter read the following letters sent to the Planning Commission regarding the Special Land Use SLU22-001 of 47955 Anna Court, Wixom, MI 48393 in their entirety:

- *Beck-Tec Industrial Park Association signed by Kathleen Conrad Zaske (Attachment #1)*
- *Lyons Tool and Manufacturing signed by Michael Murray, Hawk, Tool and Machine, Korel Industrial Inc. and D&D Performance (Attachment #2)*
- *VAF-Realty, LLC signed by Antonello DiDomenico (Attachment #3)*
- *Pheonix Refrigeration signed by Robert Mickles (Attachment #4)*

**There wasn't any more public comment, so the Public Hearing was closed at 8:57 p.m.**

Commissioner Lada reviewed the Declaration of Restrictions for Beck-Tec Industrial Park given and questioned why lot #15 had a larger percentage of the assessment than other lots.

Commissioner Cousineau said that normally percentage of ownership was based on area, but they were not sure the other sizes of the lots. It appeared the Declaration of Restrictions document given to them wasn't complete.

Mr. Benson reviewed the legal description and assumed lot #15 existed but at some point, they took a section of another parcel and combined it. He didn't know if the parcel was different as a result, but as a whole, it seemed to reflect that it was added after the original association.

Mr. Noles said that he checked the legal description of Beck-Tec Park, the plat to the Beck-Tec Industrial Park, various documents and exhibits. He believed the purpose of the Beck-Tec Restriction document of 1987 was specifically to share storm water management responsibilities.

Commissioner Cousineau confirmed that Mr. Noles matched Exhibit A of the Beck-Tec Restrictions to the plat of Beck-Tec Industrial Park. He asked for the liber and page number of the recorded document. Mr. Noles said the entire document was recorded with Oakland County (Liber 10492 Page 01) and the last page contained the legal description. Commissioner Cousineau asked Mr. Noles as the engineer for the applicant if he verified that the Exhibit shown was attached to the Declaration of Restrictions for Beck-Tec Industrial Park and it matched the plat presented before the Planning Commission which clearly excluded the area of question (south section of Mr. Stante's parcel). Mr. Noles said that was 100% correct.

Mr. Noles said the developer had the advantage of writing the documents that ultimately get conveyed over. He knew of developers that did not pay into the association until it was dedicated over. As people come into the development they were required to pay their share but the developer only paid the shortfall. He could not speak for the developer back in 1987 but it appeared to be a size issue for storm water maintenance. He was confident that the legal description within the documents presented to the Planning Commission matched the plat.

Commissioner Cousineau said he was sensitive to the concerns of the owners and businesses that opposed this case; however, he believed where the outside storage was proposed fell outside the Beck-Tec Industrial Park and was not governed by the restrictions of the Beck-Tec Industrial Park. He could be wrong as he wasn't an attorney but that was part of the reasoning for his decision. Additionally, he personally knew that Mr. Stante was a man of his word; therefore, if he agreed to use the outside storage as presented then he believed him.

**Motion** and seconded by Commissioners Cousineau and Lawrence to approve the Special Land Use SLU22-001 of 47955 Anna Court, Wixom, MI 48393 subject to the woodlands plan clearly illustrated with the location of the trees to be preserved and the proposed snow fencing provided for administrative review. Additionally, that the Planning Commission waive the curbing and approve the use of gravel surface for the outside storage area. Also, approval of the storage tanks/drums behind the building and any associated containment measures by the Fire Department. In addition to dust control measures including a maintenance plan be specified on the site plan and approved by the City's engineer and Building Department. Furthermore, verification by the Fire Department and City engineer to approve the circulation through the storage area and associated fire lane, any future outdoor storage on the existing pavement area must be approved by the City, any changes to the outdoor storage use or user must be reviewed and approved by the City and the review and approval from the other City consultants, departments and agencies must be completed.



**VOTE:****MOTION CARRIED**

- 2.) **Site Plan Review SPR:22-001: 47955 Anna Court, Wixom, MI 48393: The applicant seeks site plan approval for a 19,400 square foot, gravel-surfaced storage area for the outdoor storage of construction equipment, trucks, trailers, supplies and materials. A retaining wall, relocated dumpster, and new landscaping is also proposed as part of the site plan. The property is zoned M-1, General Industrial District, where outdoor storage is permitted as a Special Land Use in that district. The parcel number is 22-08-227-027.**

**Motion** and seconded by Commissioners Cousineau and Lawrence to approve the Site Plan Review SPR22-001 of 47955 Anna Court, Wixom, MI 48393 subject to the Special Land Use approval of outdoor storage, the administrative review of the revised site plan addressing the items noted within the report from CIB and the review and approval from all other consultants, departments and agencies of the City of Wixom.

**VOTE:****MOTION CARRIED**

- 3.) **Public Hearing for Special Land Use SLU22-002:29686 Beck Road, Wixom, MI 48393: The applicant seeks a Special Land Use permit from Section 18.09.040 (E) standards applicable to specific uses, mini warehouses and storage buildings for lease, to permit a 3-story climate-controlled, indoor storage building, in the M-1, General Industrial District. The parcel number is 22-04-351-003.**

Ms. McIntyre said the applicant proposed a 3-story 102,375 square foot climate controlled self-storage building. This project was part of a redevelopment of the Safety Storage property that currently encompassed eight mini storage buildings at the rear of the property and RV storage at the front of the property. She indicated the proposed 3-story building would be located at the front of the parcel with the RV storage being relocated to a vacant property that fronts West Road.

Ms. McIntyre explained that storage buildings for lease to the public were considered Special Land Use and subject to conditions for Special Land Use review. She explained the general conditions required that Special Land Use to be compatible and in accordance with the goals, objectives and policies of the City's Master Plan. Also, that Special Land Use needed to promote the intent of the zoning district and be compatible with the existing or intended character of the general vicinity. She said Special Land Use needed to have adequate services by public facilities, such as traffic operations along streets, police and fire protection, drainage structures, water and sewage facilities and primary and secondary schools. Furthermore, Special Land Use required no activities, uses, processes, materials, equipment or conditions of operation that would be detrimental to the natural environment, public health, safety or welfare by reason of excessive production of traffic, noise, smoke odors or other such nuisance. Considering all the criteria, she believed the site would become more compliant with the City's Master Plan because it was their intent to relocate the current RV storage from the front of the property. Also, the new building would become more compatible than the existing storage building and the Special Land Use would comply with the current zoning. She added that the Special Land Use would continue to maintain the character of the general vicinity, wouldn't pose a threat to public health and could be adequately serviced by public facilities.

Ms. McIntyre said the side and rear setback standard was met; however, the eight existing mini storage buildings in the rear did not. She specified that the applicant was not doing anything with those buildings; therefore, they would not increase the non-conformity. Additional criteria required the buildings to be spaced 30' apart, and the proposed building was spaced 30.5' from the existing mini storage buildings. Given the proposed front and sides of the wall would be pre-colored splint block, she felt it met the conditions of the wall requirement. She explained that emergency vehicles would be able to turn and operate; therefore, the maneuvering standard was suitable. She said the criteria established for the on-site care taker's office was not applicable as they would not have one. Based on their review, it was her recommendation to approve the Special Land Use subject to site plan approval/review and approval from the other City consultants, departments and agencies.

Ms. McIntyre said the applicant was seeking Site Plan Review in conjunction with the Special Land Use. The proposed use statement for this storage facility would be residential customers storing their household items and business customers storing access supplies. Their sales office would be open Monday through Friday 9:30 a.m. – 6:00 p.m., Saturday 10:00 a.m. – 4:00 p.m. and on Sunday by appointment only. The facility would be fenced and gated with keypad entry and interior and exterior cameras. During her review, she found all the area and bulk standards met. She indicated that the applicant appeared before the Wixom Zoning Board of Appeals to obtain a height variance of 47.7' which was 7.7' over the limit for a 3-story building. They asked for the height variance so they could offer customers the ability to enter the building with their vehicle to unload their items and protect them from the elements. Ms. McIntyre explained that the applicant's proposal met the parking standard; however, the existing asphalt along the south property line would be removed and replaced. She commented that the applicant still needed to provide detailed information as to why the curbing along the north property line wasn't extended. She said the applicant agreed to dedicate an additional 60' of width along the Beck Road frontage to accommodate any future improvements along Beck Road. Also, the applicant proposed a sidewalk along Beck Road to connect the existing sidewalk, and offered to erect a decorative fence plus retaining wall along the Beck Road frontage. She said the proposed greenbelt was shy one canopy and nine shrubs because the constrained area; nevertheless, the detention pond landscaping had a surplus of one tree and twenty-nine shrubs resulting in the requirements being met. She stated that they planned to perform further review of the tree fund administratively due to the complexity with two pieces of property encompassing this project. She added the applicant agreed to contribute money to the tree fund if necessary. She mentioned the lighting and façade complied with the requirements.

Ms. McIntyre recommended the approval of site plan for SPR#22-002 conditional upon approval of the Special Land Use, clarification on the replacement trees and payment to the City's tree fund, that the Planning Commission waived the curb along the north side drive and the acceptance and recording of the cross-access easement for Parcel #22-04-351-009 aka 47020 West Road, Wixom, MI 48393.

David LeClair of Livingston Engineering spoke on behalf of the applicant, 1-800 Self Storage. Currently the site in question had an old home office on the property and a surface storage lot in front of the property that stored RVs and cars. It was their intent to clean up the property and construct a state-of-the-art climate-controlled storage building.

He explained they did not include a curb on the north side of the building because it was low traffic and the water drained down a shallow swell into a retention pond. On the opposite side they had a curb and gutter that drained water run-off toward the east pond. They realized there was landscaping concerns, and were committed to working with the City's administration. It was obvious there was not enough room to put in all the trees required so they would add money to the tree fund. He indicated the cross-access easement related to the property was drafted by their attorneys were ready to be recorded upon approval by the City. He mentioned the building had outside access doors on the north and south side; however, there was a 34' aisle that ran down the building for unloading.

Commissioner Lawrence did not have any idea what kind of traffic this would draw. He was curious as to how many total storage units were in the building, and if only six parking spaces were enough. Mr. LeClair was not sure how many units there was, but assumed most customers would park their car in front of their unit and not in the parking spaces.

Vice Chairman Carter asked if their current customers would have to access their items in storage and property from the West Road. Mr. LeClair said they would.

Commissioner Cousineau asked if they were granted the height variance by the ZBA. Mr. LeClair noted the ZBA was in favor and granted them the variance.

**The Public Hearing opened at 9:33 p.m. There wasn't any public comment, so the Public Hearing closed at 9:34 p.m.**

Commissioner Lawrence didn't see a problem with waiving the curb as the reasoning was adequately provided by the applicant.

**Moved** and seconded by Commissioners Lawrence and Cousineau to approve the Special Land Use SLU22-002 of 29686 Beck Road, Wixom, MI 48393 based upon the following conditions; the site plan approval, verification of Fire Department and City engineer approval of the circulation, in addition to review and approval from other consultants, departments and agencies.

**VOTE:**

**MOTION CARRIED**

**4.) Site Plan Review SPR:22-002 of 29686 Beck Road, Wixom, MI 48393: The applicant is seeking site plan approval for a 102,375 square foot, 3-story, climate-controlled self-storage building. The property is zoned M-1 General Industrial District, where storage buildings are permitted as a Special Land Use in that district. The parcel number is 22-04-351-003.**

**Moved** and seconded by Commissioners Lawrence and Tacy to approve the Site Plan Review SPR:22-002 of 29686 Beck Road, Wixom, MI 48393 based upon the following conditions; Special Land Use approval, provide missing landscaping information, information on payment to the City's tree fund for deficient greenbelt plantings and clarification of replacement trees and payment to the City's tree replaced fund be provided to the City for administrative review. Additionally, the Planning Commission approve the waiver of the curb on the northern drive aisle and acceptance and recording of a cross access easement for Parcel #22-04-351-009 aka 47020 West Road, Wixom, Michigan.

**VOTE:**

**MOTION CARRIED**

**5.) Public Hearing for Special Land Use SLU21-008: 47020 West Road, Wixom, MI 48393: The applicant seeks a Special Land Use permit from Section 18.09.040 (F) standards applicable to specific uses, outdoor storage, to permit the outdoor storage of recreation vehicles, in the M-1 Light Industrial District. The parcel number is 22-04-351-009.**

Ms. McIntyre said this request was for RV storage with 66 spaces. She said the storage lot would connect to the rear of the 1-800 Self Storage property off Beck Road. She described the lot as vacant with frontage on the north side of West Road. She indicated that the property was zoned M-1 Light Industrial; consequently, RV storage was considered a Special Land Use.

Ms. McIntyre said Special Land Use required the use to be compatible with the City's Master Plan. She indicated that even with relocating the RV storage from the property off Beck Road to the vacant property on West Road, it continued to be consistent to the Master Plan, subject to compliance with the ordinance standard. She stated the proposed Special Land Use was consistent with the current zoning of the property. Ms. McIntyre added that another condition was the use needed to be compatible with the existing or intended character of the area. Given that this particular use presented some concern as it would not have a building on the property, they would require the applicant to provide complete screening of the property. She commented the applicant agreed to include a detention pond on the property and erect a 6' masonry wall plus decorative fencing around the perimeter of the property. She described the overall development as having adequate public services and not detrimental to the natural environment.

Ms. McIntyre specified that outdoor storage needed to be located within the rear or side yards of the property. She said the applicant's property was vacant without a building; therefore, did not have a front, back or side yard. She explained the applicant had two properties that abutted each other with a building on only one parcel. If the applicant chooses to combine the parcels, she thought it met the criteria for outdoor storage. She discouraged the lot combination only because if this site were to be redeveloped at a later date, the lots would need to be split again. She explained the proposed RV storage was set back 150' from West Road as it measured 33' from the center line of the road. She noted the RV storage met side and rear yard setbacks. She said the Planning Commission had the ability to extend the height condition of 12' for outside storage as long as the additional height would not impose a negative impact on the surrounding area. She said that the majority of RVs fell within the 12' height limit, but the applicant would like the Planning Commission to extend the height limit to 13' 6" in order to accommodate large motor coaches.

Ms. McIntyre said outdoor storage facilities should be enclosed within a building or obscuring wall. Plus, the outdoor storage shall not border a residential district, office district, business district or have a yard abutting a public street. She commented the parcel in question was vacant without a building; therefore, the applicant would erect a minimum 6' (8' preferred) wall along the West Road property line. She usually liked the walls supplemented with at least 12' evergreen trees, but that wouldn't be possible because of the pond located at the front of the property. She mentioned the applicant planned to plant vegetation around the detention pond. Ms. McIntyre explained that landscaping was required around the exterior boundary of the storage area. Currently, the site plan did not indicate any screening/vegetation on the sides of the property and

administration would like to see that item addressed. She said that outdoor storage required the surface to be paved with a permanent durable dustless surface. The applicant anticipated asphalt but only wanted to partially curb the perimeter. She suggested the Planning Commission ask the applicant why they did not plan to curb all sides. She said another a dedicated fire lane through the storage area for emergency vehicles was required. The applicant proposed a 35' wide aisle through their RV storage lot, agreed to post "No Parking" signs and obtain approval from the Fire Marshal.

Ms. McIntyre recommended the Planning Commission approve the Special Land Use conditioned upon the following items; a waiver for the curbing on the east side of the parking and drive aisle be granted, a waiver to increase the height limit to 13' 6" for the maximum height of an RV, the applicant provide landscape screening along the east and west perimeter of the storage area/property, approval of the site plan, verification from the Fire Department and City engineer approval of the circulation and the review, also approval from the other City departments, agencies and consultants.

During her Site Plan Review, she found that the applicant's intent was to relocate the existing RV storage from the 1-800 Self Storage (Beck Road property) to the vacant West Road property. The proposed storage lot would only be used for recreational vehicles. They would fence the property, install keypad only entry and add high definition cameras that read license plates. She noted the application met the property setbacks and lot coverage criteria. The designated storage spaces within the parking lot would be 13' 8" wide and either 49.7' or 30' in length (two different sizes). The application described the surface as asphalt with curbing on the west side only. Given they required snow storage, the applicant planned for snow storage on the east side of their property; however, the City had concerns because the space allotted was narrow at only 10' wide. She explained the access to the RV storage lot was shown by entering from Beck Road only and exiting onto West Road. She stated the applicant provided a cross access easement for the property, but the City would like the applicant to record the document with Oakland County upon approval. The applicant offered to install a new sidewalk along West Road that would connect the current sidewalk from the east and west. Also, they've indicated that they would install an 8' high decorative fence and 6' high masonry wall to screen the storage. She mentioned there wouldn't be any trash onsite because the applicant opted to have the customer remove their own garbage.

Ms. McIntyre said the ordinance required landscaping to be done on the property. Specifically, trees needed to go along the east and west property line. Given they submitted two site plans for two properties, administration split the landscaping and tree calculations between the two properties to determine which property needed each number for replacement trees. The trees that could not be replaced onsite would require a payment to the City's tree fund. She noted the site plan indicated they would install 25' pole lighting with LED fixtures and full cutoff shields. She asked the Planning Commission approve the site plan based upon the following conditions: the applicant provide the missing landscape information, the site plan was approved, the Planning Commission waive the curb along the east drive aisle, the acceptance and recording of a cross-access easement with the Beck Road property, the Planning Commission approve the 13' 6" height limit and all other consultant and department standards were met.

David LeClair of Livingston Engineering, on behalf of the applicant 1-800 Self Storage, said this parcel was 2 ¼ acres. He said they've asked for the additional height limit of 13'

6" in order to store the larger motor home coaches. Also, they hoped the Planning Commission would waive the curb requirement on the east side of the site so they could utilize that area for water run-off and drainage into the detention pond. He said the applicant would accommodate the City's request for additional trees along the east and west side of the site subsequent to a reduced amount given to the City's tree fund.

Vice Chairman Carter asked the applicant if not implementing a curb would result in a water run-off spread to the neighbors. Mr. LeClair did not believe so because of the small swell lead-off into the detention pond.

Commissioner Tacy asked if the 10' area for snow storage indicated on the site plan was enough. Mr. LeClair felt that it was because the motor home would not be moved when there was snow.

Commissioner Lada asked the applicant to describe what the visibility would be along the east and west sides of the site. Mr. LeClair said they would install a 6' screening wall along the front of West Road, plus they'd plant trees along the east and west sides of the property. He said there wasn't enough room to put the wall and additional landscaping in front because everything was tied up with the sidewalk and pond.

Commissioner Lada thought the RV storage lot along Beck Road was almost invisible from the road due to the trees. He had a concern that it would not have the same feel along West Road. It appeared that the recreation vehicles would be visible to those off West Road. Mr. LeClair specified that the recreation vehicles would be 150' back from the 33' right-of-way resulting in 170' away from the driving lane, plus they proposed installing a 6' wall up front.

Vice Chairman Carter asked if the property site elevation was higher than the road. Mr. LaClair said it was the same.

Commissioner Tacy had concerns about the visual impact. She wondered if they would reduce a parking spot or two in order to push the fence back and plant trees between the pond and fence. She wasn't convinced that the screening wall and added trees would be enough to accommodate the 13' 6" height without noticing a substantial portion of the recreational vehicles.

Commissioner Cousineau agreed and thought there was a definite need for some type of landscape screening wall along the West Road frontage.

Mr. LeClair suggested they install additional landscaping along the back slope and backside of the pond without impacting their parking spaces.

Commissioner Cousineau thought Mr. LeClair could work with the City planner to come up with landscaping ideas. Personally, he would like to see coniferous trees at least 10-12' tall.

Mr. LeClair said already had screening along the west side of the property because of an office building and he thought the east side also had a building. He agreed to work with the City and plant more trees along the east and west sides of the property.

**Vice Chairman Carter read the Rules for Public Speaking at a Public Hearing. He then opened the Public Hearing at 10:02 p.m.**

Lewis Wagner was a commercial real estate developer with two buildings along West Road. He didn't think there would be much traffic associated with an RV storage site so that wasn't his concern. He expressed that his apprehension came from the way a storage site would look. He presumed the City's Master Plan figured that location would have a building with a driveway and storage around back, not only storage. He said if this were approved, he would hope that tall evergreen trees could be planted in front to alleviate his concern about the appearance. He mentioned that he was not notified of this Public Hearing even though his building was close (46947 West Road). He suggested this case be postponed for a month so he could review/obtain more information. He wanted West Road to continue to look nice, but he wasn't sure the view of a 6' wall would continue to maintain that nice look. Additionally, he felt unsure about the 13' 6" height when the ordinance was only 12'. He hoped the Planning Commission didn't approve the height increase but if they did, there should be a stipulation that large motor coaches be parked only in the back of the site. It was his understanding that the maximum lot coverage was 75% for an impervious surface. He asked if they took that into consideration by combining both of the applicant's properties or just the one site. He was curious if the 20' side yard setback included the driveway. He questioned if they should require the applicant to combine the parcels and then dissolve the Special Land Use if the property was split. Lastly, he asked the Planning Commission to consider what lighting would do for this property. He understood the need for security but high intense lighting could also mean eyes would be drawn to the lot.

Ms. McIntyre confirmed that 46947 West Road received a notice as it was on the list provided by staff. She said the lot coverage was verified with only taking this property into consideration alone. She added that the property line to the storage area had to be 20', not the property line to the pavement. The way they interrupted the ordinance was that it was 20' from the property line to the edge of the RV parking. The drive aisle was not included within this site plan. Ms. McIntyre explained this was the first time the City had a case where storage was the only use for the property. She said the parcel of land could be combined with the applicant's other parcel along Beck Road, but they were concerned that future development would become a hindrance if that were to happen.

Michael Condon of 46969 West Road expressed his concern with the proposed use because his property was directly across the street. He never gave a thought to the possibility of having an RV storage site located in the vacant lot across from him. He cautioned that this could be setting a precedence for the City. He believed the area had nice buildings and a storage lot was not the intended or esthetic of the area. He stated that he would prefer not to look at RV storage daily. He asked the zoning be taken into consideration because M-1 allowed a building with storage. He felt the applicant should not be granted their request based on the zoning alone. He said that he wouldn't mind seeing a building on the property, and offered to buy the property and construct a building. The height of the wall at the road was worrisome unless they brought the wall back onto the property more and added green vegetation in front. He did not want this approved but if it were to be approved, he wished the wall would be further back on the property. In addition, the gate shouldn't be at the road either. He exclaimed that this was not the intended use for this lot and didn't think this should be considered. He believed RV storage would be a permanent eyesore and figured over time some RVs would have tarps draped over them. He wondered if the value of his property would

decrease due to this storage lot across the street. He asked that the Planning Commission require the applicant to plant tall pine trees in front and bring the gate back behind the retention pond if they were to approve the use. He believed this was a precedence setting situation and opening up the City for others to open storage facilities. He imagined the City planned on having some greenbelts within the commercial districts because it's evident when you looked at West Road. He thought granting this would be setting the City back.

**There wasn't any more public comment, so the Public Hearing was Closed at 10:20 p.m.**

Commissioner Tacy asked for clarification on how the fence would look. She read that it would be an 8' high picket style fence that transitioned to an 8' high chain-link fence. She pictured the picket fence along the front with a transition to chain-link along the east and west side of the property. She asked what point did the fence go from picket style to chain-link.

Mr. LeClair said the frontage along West Road would be a solid 6' wall. They were willing to work with the City and neighbors to make this a nice site for everybody. He said they were not opposed to moving the gate back and/or moving the wall from the front to the back of the pond. He commented that the wall was a requirement for outdoor storage; however, he wasn't sure if it had to be right along the frontage of the property. He stated this would not be a trailer park. He expressed the site would have the right-of-way, nice landscaping, a detention pond, the wall along the backside of the pond and the storage 150' off the right-of-way, essentially 183' from the center of the road.

Commissioner Tacy said if you placed the fence along the backside of the detention pond, that would allow the ability to plant more trees. She wondered if you'd notice the wall as much. She questioned if the long gate would soften the look for people across the street.

Mr. Benson appreciated the applicant being willing to review a variety of things that were mentioned. He thought if the Planning Commission was willing to consider this use, than they could look at full revised plans. He thought it made sense for the Planning Commission to look at the site plans as a whole as opposed to this being reviewed only administratively.

Vice Chairman Carter thought reviewing revised site plans would be pertinent considering the precedence that was being set.

Commissioner Lada listened to the public comment and sympathized with their concerns. He understood why they were concerned about looking at an RV storage lot every day. He didn't think the public comment was incorrect to say that the RVs would end up with tarps and sit for periods of time.

Eugene Shergan, owner of 1-800-Self Storage, said they were not a low-cost provider. He expressed how they went through the effort to purchase the property, planned to install first class security and down-lighting. He said they would attract the high-priced players, and they've intended to purge out some existing vehicle storage customers within their facility. He commented on how they would be spending a lot of money to prep the site. He was confident they would attract better recreational vehicles. He encouraged them to check out their other facilities.



Vice Chairman Carter wondered if this was similar to the existing Beck Road frontage that consisted of a lot of landscaping and larger setback. He figured it would be worthwhile to see revised plans as they all had something different pictured.

Mr. Benson commented this site was a unique scenario because the applicant planned to keep the eight mini-storage buildings located on the Beck Road property.

Commissioner Cousineau stated this was a unique proposal that consisted of a storage area on a major roadway without buildings. He cannot recall anything like this being approved within the City.

Mr. Benson didn't think there were any developments of this nature within the City of Wixom.

Ms. McIntyre mentioned the applicant had the right to ask for a lot combination, but this was another thing they could look at more closely with time. She indicated that it was her recommendation to keep the parcels separate should this use for whatever reason no longer be needed.

Commissioner Cousineau thought keeping the parcels separated was better from a business standpoint in order to maintain as much flexibility as possible. He felt this proposal was extremely unique. He would appreciate the opportunity to postpone this item allowing him the opportunity to look at other facilities like this, reflect on the proposed screening, etc. He hoped to become more educated for the next time around so he could feel more comfortable when making his vote. He was still unsure of what the site would look like if it was approved tonight as there were still too many uncertainties with screening and lighting.

Vice Chairman Carter agreed with Commissioner Cousineau in that postponing this to a later date would be ideal.

Lewis Wagner, commercial real estate developer, knew the ordinance required a 6' masonry wall, but perhaps they considered something else. Commissioner Cousineau agreed, and suggested that was another reason they look into this further. He loved landscape screening especially coniferous as it was good year-round.

Vice Chairman Carter presumed the Planning Commission would be open to the potential waiver of the 6' masonry wall if some positive landscaping was done.

Commissioner Cousineau hated to turn away anybody but given the audience feedback and the unique situation, he would not feel comfortable approving this without the Planning Commission giving it a good hard look. He suggested postponing only this portion of their site plan.

Commissioner Lada questioned if this would be a concern at all should the applicant combine the two parcels. Ms. McIntyre said it would still become an issue because there was still frontage on West Road.

Mr. Condon believed the setback of 150' was adequate if you looked at a rendering, which was probably ideal. He noticed the site plan had parking within the 150'. He asked if the parking could move back to the 150' for the rendering.

Commissioner Cousineau asked for clarification of the 33' right-of-way and the fencing on the 60' right-of-way. He was curious if it was the applicant's intent to dedicate a 60' half right-of-way. He didn't know how this could be handled because usually the applicant was required to set aside the Master Plan right-of-way then design the site plan accordingly. It appeared this site plan was designed for the 60' right-of-way. He questioned if this became more of a situation where the applicant was dedicating the 60' right-of-way to the City per the Master Plan.

Mr. Benson did not believe the City was asking for that dedication at this time but left that open for future consideration.

Commissioner Cousineau wasn't aware of a requirement that compelled people to dedicate/comply with the Master Plan right-of-way. Mr. LeClair guessed the City hoped to keep the right-of-way clear for any future acquisition. Commissioner Cousineau said if the City did not have a policy to dedicate the right-of-way, at least this design could accommodate a future road right-of-way.

Mr. LeClair asked the Commission to consider how compliant they've been to come up with a landscape plan that would appease the City and neighbors. He asked if the Planning Commission had the ability to consider beefed up landscaping in place of a wall. Ms. McIntyre would need to perform research before they could give an answer.

Mr. Benson thought it would behoove us to take our time with this and not perform any decision in haste.

Commissioner Lada thought if this were to come to fruition, he would prefer to see a berm with 12' trees. He thought that people on West Road should be offered the same view they received off Beck Road with the mature trees and unnoticeable storage.

Mr. Benson asked the Planning Commission if they'd prefer the Site Plan Review and Special Land Use come back together. Vice Chairman Carter thought they needed to come back together.

Mr. LeClair stated that he would prefer the Planning Commission act on the Special Land tonight, then they would come back with an amended site plan at a later meeting.

Commissioner Cousineau advised Mr. LeClair to come back with the West Road Site Plan Review and Special Land Use together. He felt the Chairman of the Planning Commission would have input on these items and didn't feel comfortable making any decision without him in attendance. He would prefer that both items were postponed allowing the applicant to review their screening concerns for West Road.

Mr. LeClair asked what would be the soonest this could return to Planning Commission.

Ms. McIntyre would look into the possibility of allowing the Planning Commission to waive a mason wall requirement with this type of use. She suggested they postpone these items without a specific date in mind in order to return completely prepared and satisfied with the items. She indicated the Public Hearing would be re-noticed.

**Moved** and seconded by Commissioners Tacy and Lada to postpone Special Lane Use SLU21-008: 47020 West Road, Wixom, MI 48393 until such time when all parties were satisfied with their request to come before the Planning Commission.

**VOTE:****MOTION CARRIED**

**Moved** and seconded by Commissioners Tacy and Lada to postpone Site Plan Review SPR21-012: 47020 West Road, Wixom, MI 48393 until such time when all parties were satisfied with their request to come before the Planning Commission.

**VOTE:****MOTION CARRIED**

**6.) Site Plan Review SPR:21-012:47020 West Road, Wixom, MI 48393: The applicant seeks site plan approval for a 66-space recreational vehicle storage lot. The property is zoned M-1, Light Industrial District, where outdoor storage is permitted as Special Land Use in that district. The parcel number is 22-04-351-009.**

This item was postponed.

**CALL TO THE PUBLIC:** (None)

**STAFF COMMENTS:**

Mr. Benson believed they were on track for Flint Development's Phase 2 of Wixom Assembly Park for the next meeting of March 7, 2022. They've scheduled a Public Hearing for Special Land Use. He informed the Planning Commission that staff had received a lot of interest pertaining to indoor and outdoor storage. He figured that Wixom's high-level industrial land made that type of use attractive within this recently popular business. Mr. Benson said the joint meeting of the Planning Commission/DDA and City Council would be happening on or near March 21, 2022.

Commissioner Cousineau was happy Mr. Benson pointed out the attraction to inside and outside storage. He figured that made postponing these items much more important. He believed they needed to take their time when reviewing this.

Ms. McIntyre informed the Planning Commission the original BIGGBY Coffee plans fell through, but she was aware of a new franchisee that had interest.

**COMMISSION COMMENTS:**

There were no staff comments.

**ADJOURNMENT:**

This meeting of the Planning Commission was motioned and adjourned at 10:56 p.m.

Crystal Opalko  
Deputy Clerk

<p><b>APPROVED:</b> <b>March 28, 2022</b></p>
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