

**CITY OF WIXOM
ZONING BOARD OF APPEALS MEETING
49045 PONTIAC TRAIL
MONDAY, JANUARY 10, 2022**

**APPROVED
APRIL 11, 2022**

The meeting was called to order by Chairman Caplan of the Zoning Board of Appeals at 7:28 p.m. at which time allegiance was pledged to the American flag.

BOARD: Jeff Caplan (Chairman), J. Hutchens, Michael Schira, Roy Thorsell, Steven Winters

ABSENT: Alexander, Berry, Cousineau

OTHERS: Kelly McIntyre (CIB Planning), Drew Benson, Assistant City Manager and Director of Economic Development; and Mona Freiburger (Recording Secretary)

Determination of a Quorum:

A quorum of the Zoning Board of Appeals was present for this meeting.

Agenda:

No additions or changes were made to the agenda.

Approval of the Zoning Board of Appeals Meeting Minutes

MOTION made and seconded by Board Member Winters and Board Member Schira to approve the Zoning Board of Appeals Meeting Minutes of September 13, 2021, as presented.

VOTE: **MOTION CARRIED**

CORRESPONDENCE/INFORMATION

City Manager Update December 8, 2021
City Manager Update December 15, 2021

CALL TO THE PUBLIC

There were no comments made by the public.

OLD BUSINESS:

None

NEW BUSINESS:

1. **PUBLIC HEARING FOR VARIANCE #PZBA21-005: 29686 BECK ROAD, WIXOM, MI 48393:** The applicant is seeking a height variance from Section 18.09.050 - Height and Placement Requirements to permit a 47.7 foot building. Ordinance standards limit the height to 40 feet in the M-1, General Industrial District. The property is zoned I-1, General Industrial. The Wixom Municipal Code requires approval of a dimensional variance from the Zoning Board of Appeals when it can be shown that ordinance standards have not been met. The parcel number is 22-04-351-003.

Discussion:

This site is, currently, developed as an eight building mini self-storage facility that includes an outdoor storage area for recreational vehicles. The proposed 102,375 square foot, 3-story indoor storage building will be located on the front portion of the parcel, currently, used for outdoor RV storage. The RV storage is proposed to be relocated to a vacant parcel to the south that fronts of West Road (#22-04-351-009).

Based on the review by CIB Planning, Kelly McIntyre, Planning Consultant, recommended in her staff report to the ZBA dated January 10, 2022, that the height variance request for ZBA #21-005, 29686 Beck Road, be conditionally approved for the following reasons:

1. The property is already developed as a self storage facility;
2. The increased building height is needed to allow box trucks to access the upper levels;
3. The proposed building is not a typical industrial building nor is the property developed for typical industrial uses;
4. The granting of the variance will not impair light or air to the adjacent properties;
5. Approval of the variance will not endanger the public safety or welfare of the community;

6. The redevelopment of the site will have a positive impact on the surrounding area and will help increase the value of the property; and
7. The need for the variance is not self-created but rather it is because the property is already developed as a self-storage facility that needs updating to accommodate current market conditions.

The variance approval is conditioned upon:

1. Planting of evergreen trees along Beck Road frontage;
2. Special Land Use approval by the Planning Commission; and
3. Site Plan approval by the Planning Commission.

Mr. David LeClair, Livingston Engineering, Brighton, MI, representing both Rand Construction and the owner of the property, 1-800-Self-Storage. The applicant is asking for a height variance in the M-1 District which allows a 40 foot high building to 47.7 feet.

Mr. LeClair indicated the property is located on the east side of Beck Road, north of West Road. 1-800-Self-Storage purchased this property within the last year, has cleaned up the property and they would like to construct a state of the art, three story facility on this property. There is some unsightly outdoor storage out front of the property. In order to construct the new facility, the applicant would require a variance of 7.7 feet, for a total of 47.7 in height. The new facility would enable a box truck to drive through the building, access the building, and unload it from the inside on both the lower floor and upper two floors. This access would get the same use as their other properties.

Mr. LeClair commented Ms. McIntyre's staff report to the Zoning Board of Appeals dated January 10, 2022, went through the variance requirements nicely. Mr. LeClair presented a rendering of the facility to the ZBA Board Members which showed the plans for the new facility which included the views along Beck Road and the vicinity.

Chairman Caplan inquired if the facility would have overhead doors and if the fire department looked at the plan and gave their approval as far as the height of the building. Mr. LeClair indicated there is one overhead door on each end of the building. There would be a drive through in the middle of the building to access the building from the corridor inside to the load/unload units. Ms. McIntyre stated the fire department has looked at the plan, but still needs to go through site plan review. There are buildings, for instance, in M-2, that can go up to 60 feet, so this request is under the cap.

Board Member Thorsell commented he drove around the property to look at the layout. He agreed, this would be an improvement and would, definitely, look better. Board Member Thorsell indicated there is outdoor storage where the applicant plans to

construct the building and the other lot now is, basically, a vacant field which indicates it is for sale. Mr. LeClair stated 1-800-Self-Storage owns the vacant lot and is part of this project. There are two site plans as part of this project. One is going to be this three story building on Beck Road; the other is going to be a surfaced lot on West Road that would connect.

No public comments.

Chairman Caplan commented this is a beautiful project and if the fire department didn't have an issue with the requested height of 47.7 feet, he did not have an issue with the applicant's request.

MOTION made and seconded by Board Member Thorsell and Board Member Hutchens to approve **VARIANCE #PZBA21-005: 29686 BECK ROAD, WIXOM, MI 48393**: The applicant is seeking a height variance from Section 18.09.050 - Height and Placement Requirements to permit a 47.7 foot building. Ordinance standards limit the height to 40 feet in the M-1, General Industrial District. The property is zoned I-1, General Industrial. The Wixom Municipal Code requires approval of a dimensional variance from the Zoning Board of Appeals when it can be shown that ordinance standards have not been met. The parcel number is 22-04-351-003; with the following conditions:

1. Planting of evergreen trees along Beck Road frontage; and
2. Special Land Use approval by the Planning Commission; and
3. Site Plan approval by the Planning Commission.

VOTE: MOTION CARRIED

2. **APPROVAL OF 2022 ZONING BOARD OF APPEALS MEETING SCHEDULE.**

MOTION made and seconded by Board member Winters and Board Member Schira to approve the 2022 Zoning Board of Appeals Meeting Schedule.

VOTE: MOTION CARRIED

CALL TO THE PUBLIC:

No public comments.

STAFF COMMENTS:

Ms. McIntyre commented there were no upcoming applications for the Zoning Board of Appeals.

COMMISSION COMMENTS:

Happy New Year.

ADJOURNMENT:

The meeting of the Zoning Board of Appeals was motioned and adjourned at 7:47 p.m.

Mona Freiburger
Recording Secretary