

APPROVED
JUNE 6, 2022

**CITY OF WIXOM
49045 PONTIAC TRAIL
PLANNING COMMISSION MEETING
MONDAY, MAY 23, 2022**

This meeting was called to order by Chairman Day of the Planning Commission at 7:30 p.m. at which time allegiance was pledged to the American flag.

PRESENT: William Day (Chairman), Phillip Carter (Vice Chairman), Ray Cousineau, Sandro Grossi, Anthony Lawrence, Cheryl Tacy

ABSENT: Excused: Mark Lada

OTHERS: Kelly McIntyre (CIB Planning); and Mona Freiburger (Recording Secretary)

Determination of a Quorum:

A quorum of the Planning Commission was present for this meeting.

Changes or Additions to the Agenda:

None

Approval of Minutes:

MOTION made and seconded by Vice Chair Carter and Commissioner Tacy to approve the May 2, 2022, Planning Commission Meeting Minutes, as submitted.

VOTE:

MOTION CARRIED

Correspondence:

May 10, 2022 City Manager Update
City of Novi - Notice of Intent to Plan

Call to the Public: (Limited to 5 minutes per speakers, addressing Agenda items on Agenda only)

No public comments.

Old Business:

1. VCA Amendments Discussion - Discussion of proposed revisions to Chapter 18.07.VCA District.

Discussion:

At the May 2, 2022, Planning Commission meeting, the Commission reviewed revised Village Center Area (VCA) District ordinance amendments. These amendments addressed the concerns raised at the March 21, 2022, joint PC, CC, ZBA, DDA/Parks and Recreation meeting.

The revised text proposed that "apartment" style units be permitted at the VCA, however, only within a mixed-use building and limited to parcels with Pontiac Trail or Wixom Road frontage.

After further discussion with the Commission, additional site location and use standard were considered for property with road frontage on Pontiac Trail and Wixom Road. CIB Planning was given the task to review the ordinance and incorporate amendments that prescribe permitted building types and uses in different areas of the VCA.

Based on that discussion and direction, CIB Planning introduced and discussed breaking the VCA into sub-areas. On the VCA maps included in the May 23, 2022 PC packet to the Commissioners, CIB showed the VCA broken into two sub-areas or three sub-areas. These sub-areas share common development patterns and densities within the VCA. The sub-area designation allows ordinance language to be, specifically, written for the type of development envisioned (i.e., setbacks, location, use and building type) for development along Pontiac Trail and Wixom Road, and off of Maple.

CIB Planning and the Commission discussed the sub-area proposal and gathered the Commission's input.

Ms. McIntyre explained the color descriptors as being:

Divided in two areas:

Red area: Residential

Blue area: Commercial

Divided in three areas:

Red area: Village Center - Low residential

Purple area: Medium Residential

Blue area: Commercial

Commissioner Tacy commented, to her, the three areas captured what the Commission had discussed. Chair Day commented the area in blue would allow residential above retail, at least along the main roads; only allowing residential upstairs so that the street level is commercial.

Commissioner Cousineau inquired if low and medium density had been modified. Ms. McIntyre indicated no. At this point, low would be very consistent with the existing Robertson lots; medium would be more consistent with the townhome area. If a new developer came in the low density area, this is allowed in the VCA, currently. The current minimum requirement for a single family home is 5,000 square foot lots.

Ms. McIntyre indicated this would not change what exists today, but this could, potentially, shape/form what is going to happen in the future.

Commissioner Tacy indicated that if the properties that are, currently, PNC Bank or the Little Caesar's strip center, potentially, someone could build an apartment building there. The Commission would like to implement wording to match the vision for the downtown area. Chairman Day agreed with Commissioner Tacy's comment, to restrict what is allowed in that area which has been defined as commercial. Ms. McIntyre indicated one of the suggestions is if the building is over a certain height, each floor would have to be stepped back, so it is stacked. Ms. McIntyre commented the Commission could get very specific in regards to where the buildings set, height, shape/form, etc. to protect the skyline.

The Commission agreed upon three sub-areas for the VCA. Ms. McIntyre commented the discussion gives her a good direction. The low density is very consistent with which already exists in the VCA; medium density might be a little bit more restrictive; and the VCA core or the center would focus on the mixed use commercial element.

Ms. McIntyre indicated CIB Planning would work on the details discussed and present the revisions before the Planning Commission soon.

New Business:

None

Call to the Public:

Mr. Spencer Schafer, Schafer Development, commented they would be at the June meeting to present and share their vision for the last undeveloped parcel in the Village Center area.

Staff Comments:

Ms. McIntyre commented the next Planning Commission public meeting would be held on June 6, 2022.

Commission Comments:

Vice Chairman Carter indicated he would not be in attendance for the June 6, 2022, Planning Commission meeting.

ADJOURNMENT:

This meeting of the Planning Commission was motioned and adjourned at 7:55 p.m.

Mona Freiburger
Recording Secretary