

**CITY OF WIXOM
49045 PONTIAC TRAIL
PLANNING COMMISSION MEETING
MONDAY, JUNE 27, 2022**

**APPROVED
JULY 25, 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, Anthony Lawrence, Cheryl Tacy

ABSENT: Excused: Mark Lada, Sandro Grossi

OTHERS: Kelly McIntyre (CIB Planning); Drew Benson, Assistant City Manager & Director of Economic Development; 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 June 6, 2022, Planning Commission Meeting Minutes, as submitted.

VOTE:

MOTION CARRIED

Correspondence:

June 14, 2022 City Manager Update

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

No public comments

Old Business:

1. **SITE PLAN APPROVAL SPR#22-004: 28703 SOUTH WIXOM ROAD, WIXOM, MI. 48393:** The applicant is seeking site plan approval for Chipotle, a 2,400 square foot restaurant on a 3.18 acre parcel. The property is located on the west side of S. Wixom Road, north of Longhorn Steakhouse and south of Aldo, in the GPUD, Gateway Planned Unit District. The parcel number is 22-07-200-021.

Discussion:

The applicant is seeking site plan approval for Chipotle, a 2,400 square foot restaurant, on a 3.18 acre parcel. The property is located on the west side of S. Wixom Road, north of Longhorn Steakhouse and south of Aldi, in the GPUD, Gateway Planned Unit District.

Key review items points, background information and review comments are outlined in CIB's letter dated June 21, 2022 to the Planning Commission.

Ms. McIntyre highlighted some of the points and comments from CIB's June 21, 2022 review letter. This project is the second phase on a 3.1 out lot between Aldi's and the Community Federal Credit Union. The site is accessed from Assembly Park Drive, an interior private service road with connections to Wixom Road. The property is zoned GPUD where retail business less than 60,000 square feet and restaurants are permitted land uses.

This site was originally reviewed back in October, 2019. The site plan had two buildings on it with one known user. The known user was Longhorn Steakhouse and that building was approved and was actually constructed and open at this point. There was not a known tenant, the Planning Commission was clear that they wanted to see and review the building when a tenant was known.

The restaurants identified as permitted uses in Exhibit D of the PUD development agreement subject to the dimensional and landscaping requirements. Chipotle is considered a fast, casual Mexican restaurant where food is made to order with both sit down and carry out, pickup services. This restaurant has a pickup window on the south side of the building. Because the GPUD does not address pick up windows, it only addresses drive throughs, we brought this to you at the May 2, 2022 planning commission meeting. CIB wanted the Commission to make a determination as to whether this window acts as a drive through window or is more similar to a typical accessory use for carry out to a standard restaurant. The PC determined in this single instance, that the pickup

window did not operate as a drive through. This interpretation was limited to this very specific building at this location. The Planning Commission asked for more information on how the business operates. Chipotle provided information, says that they process their orders to only allow a limited number of customers to pick up their orders. This is done through their advanced ordering app. They will not accept orders and allow more than two or three cars in the pickup lane and that includes the car at the pickup window. If something happens where this is not possible, they have three pull ahead spaces that are designated for people to wait for their order. The proposed operation limit is the stacking of cars which prevents traffic circulation issues and really functions to a limited capacity.

The applicant is proposing an 11x34 square foot patio on the southwest side of the building. We are asking for some additional information be provided showing the layout of the site, amenities, showing the types and any height of fencing or gates, tables, chairs, waste receptacles. We would like to see some of that information provided on a revised plan. This could be reviewed administratively,

A 3 foot high brick wall with pre-cast cap and black rails and pickets is proposed along a portion of the Wixom Road and a portion of the north side of the site. This landscape wall in its entirety was approved as part of the Longhorn Steakhouse site plan. Since that approval, the engineers have noted that there are significant topographic and drainage issues with the way that this was designed. They have approached CIB with a reviewed wall configuration. The plan shows, instead of being continuously along Wixom Road, it has sections, it is broken up. The section along Wixom Road directly east of Chipotle and a wall section directly north of Chipotle and then on both sides of northern Assembly Drive. While the wall is no longer continuous, it is similar to the layout wall sections of the Community Federal Credit Union and consistent with design guidelines for GPUD. Planning Commission approval will be needed for this change.

As far as landscaping, it meets the ordinance requirements. They are proposing 28 trees, 28 ornamental trees and 165 shrubs. Signs are required to be approved by the Planning Commission. Ms. McIntyre did not note any sign package in this, however, a discussion as to the placement of the signs, how many signs would be appropriate. CIB could clearly guide the sign by the ordinance but the placement, because this is a Planned Unit Development, CIB would like direction from the Planning Commission on that. There are light poles in the parking lot that meet the standards.

Finally, there are color renderings of the building. The material is primarily a charcoal colored brick veneer. There are vertical plank, aluminum wall panels provided at the pickup window and some dark gray brick. The building design and materials are consistent with the GPUD.

CIB completed their review of the revised site plan for the construction of a 2,400 square foot Chipotle restaurant at 28703 S. Wixom Road, which is on the west side of Wixom Road on Assembly Park Drive in the Assembly Park development. The project is Phase Two on a 3.18 acre out lot between Aldi's and the Community Federal Credit Union, east of Menard's and At Home. Phase One is the Longhorn Steakhouse. Access to the site will be from Assembly Park Drive, an interior private service road with connections to Wixom Road. The property is zoned GPUD, General Planned Unit Development District, where retail businesses less than 60,000 square ft. and restaurants are allowed as permitted land uses in that district.

Based on CIB's review outlined in their letter dated June 21, 2022, CIB recommends the site plan for SPR22-004, Chipotle at 28703 S. Wixom Road can be approved subject to the following:

1. Access easements and agreements must be provided for review by the City Attorney and engineer;
2. Location of the barrier-free spaces to be reviewed by the Building Department;
3. Review and approval of the signs by the Planning Commission;
4. A reviewed site plan submitted for administrative review including:
 - a. More detail on the patio area;
 - b. Correction to the use statement;
 - c. Setback and lot coverage dimensions separated out for Longhorn and Chipotle;
 - d. A note stating that the gates on the dumpster must be closed at all times;
 - e. A lid must be added to the dumpster;
 - f. Submittal of the landscape cost estimate;
5. Review and approval of the site plan from other applicable consultants, departments and agencies.

Mr. Jim Mosher, developer of the project, 841 E. 64th Street, Site 201, Indianapolis, Indiana 46220. Mr. Mosher indicated relevant to the dumpster, they tried to blend them into the building by making it a masonry wall completely around the dumpster area with nice gates that will remain closed; paint matching the building as closely as possible, with nice landscaping on the northern wall for the dumpster area.

Mr. Mosher commented this is not a typical drive through, pick up window. There will be a very short stacking area that is intentional. They do not want stacking around the building. They want to encourage anybody whose order is not ready to move forward and out of the way and wait. The LED lighting will be underneath the canopy so as people are transacting through the window, they can see each other's hands at night and get their orders. The lighting is purely functional; it will be facing downwards, not around the perimeter like an LED around the building. It will be a soft white light with enough lumens to be able to do the transaction.

Chairman Day asked if the applicant had any information on signage placement. Mr. Mosher indicated they would like to do an overhead bar as they enter from the backside of the pickup lane. They are very tasteful signs and relatively small but still get the job done. There will be a couple of markings on the asphalt. There are four examples of enter signs, exit sign, clearance bar and mobile order pickup ahead signs. Mr. Mosher passed around renderings to the Commission of the signs and the type of patio railing.

Mr. Mosher indicated they would like to have a sign on each of the four sides of the building. If the ground signs are lit, it will have small letters for enter and exit for directional purposes. Chairman Day commented he would prefer the ground lit signs to internally lit signs. Ms. McIntyre indicated if the Commission was comfortable in identifying the signs, as long as the applicant is meeting the standards, like the size, she could review administratively. Chair Day commented he thought there was enough information to review tonight without coming back to the Commission. The Commission allowed Longhorn to have signs on four sides because of the unique location, similar situation. He would not have a problem doing the same thing for Chipotle. The building signs are backlit.

Commissioner Tacy questioned if Ms. McIntyre was comfortable with the orientation of the dumpster. Ms. McIntyre answered that she was comfortable knowing more information about the architecture and design materials, that it would blend in. As far as the patio area, Ms. McIntyre indicated she would need to make sure that there is separation between the sidewalk and the seating area; they can compare with the approved site plan. The applicant stated they would provide the detail to Ms. McIntyre .

MOTION made and seconded by Board Member Tacy and Board Member Lawrence to approve **SITE PLAN APPROVAL SPR#22-004: 28703 SOUTH WIXOM ROAD, WIXOM, MI. 48393:** The applicant is seeking site plan approval for Chipotle, a 2,400 square foot restaurant on a 3.18 acre parcel. The property is located on the west side of S. Wixom Road, north of Longhorn Steakhouse and south of Aldo, in the GPUD, Gateway Planned Unit District. The parcel number is 22-07-200-021; subject to the following conditions:

1. Access easements and agreements must be provided for review by the City Attorney and engineer;

2. Location of the barrier-free spaces to be reviewed by the Building Department;
3. Review and approval of four signs (a sign on each of four sides) by the Planning Commission;
4. A revised site plan submitted for administrative review including:
 - a. More detail on the patio area;
 - b. Correction to the use statement;
 - c. Setback and lot coverage dimensions separated out for Longhorn and Chipotle;
 - d. A note stating that the gates on the dumpster must be closed at all times;
 - e. A lid must be added to the dumpster;
 - f. Submittal of the landscape cost estimate;
5. Review and approval of the site plan from other applicable consultants, departments and agencies.

VOTE:

MOTION CARRIED

All in favor.
None opposed.

New Business:

1. **SITE PLAN APPROVAL SPR#22-005: 3015 WEST MAPLE, WIXOM, MI. 48393:** The applicant is seeking site plan approval for a total of 93 one-family attached unit and townhouse dwelling units. The 13.48 acre property is located on the south side of Maple Road, east of Wixom Road and west of Beck Road. The property is zoned VCA, Village Center Area and the parcel number is 17-32-176-017.

Discussion:

Ms. McIntyre commented CIB reviewed the preliminary review of the site plan, 93 units, combination of one and two stories.

The applicant is seeking site plan approval for a total of 93 one family attached unit and townhouse dwelling units. The 13.48 acre property is located on the south side of Maple Road, east Wixom Road and west of Beck Road. The property is zoned VCA, Village Center Area.

CIB completed their preliminary review of 3015 W. Maple (Cavallaro Property)/Parcel ID #17-32-176-017 for a 93 unit, one and two story townhome community for active adults. The project is located on 13.36 acres known as the Cavallaro property which is on the south side of W. Maple, between the ITC distribution lines and Gunnar - Metalla Park. The property is zoned VCA, Village Center Area where attached single family development is considered a permitted use. Based upon CIB's review of the submitted plan and discussions with the applicant, CIB offered their comments for the Commission's consideration. CIB's review comments are outlined in their letter to the Commission dated June 22, 2022.

Based upon CIB's review and comments, CIB recommends the site plan for SPR22-005; Wixom Meadows Apartment Homes be tabled following Commission review and discussion of the plan. The Planning Commission should provide direction to the applicant on the items addressed in CIB's June 27, 2022 review letter including:

1. Potential waivers for:
 - a. height of structure (one story);
 - b. front porch size;
 - c. attached front loading garage;
 - d. basement (townhouse requirement);
 - e. defined front yard (townhouse requirement);
 - f. 48 foot right-of-way and 27 foot street width;
2. Architecture, rooflines and materials;
3. Recreation/open space.

In addition to the direction gathered from the Planning Commission on the waiver, architecture, and recreation space, the applicant should address all comments to CIB's letter and revise the plans including:

1. Missing notes and information for:
 - a. street ownership and maintenance;
 - b. management plan or draft HOA documents;
 - c. front façade window percentage calculations;

- d. front entrance elevations;
 - e. mechanical equipment screening;
 - f. street light fixture details;
 - g. proposed wall details;
 - h. fire truck turning radii;
 - i. intersection triangles; and
 - j. project narrative
2. Revisions to:
- a. density calculations;
 - b. sidewalk placement;
 - c. detention pond plantings, and
 - d. site trip distribution and assignment of site generated trips.

Chair Day inquired to Ms. McIntyre if a waiver had been given to the Tribute development for a one story with a front loading garage. Ms. McIntyre answered yes. Chair Day indicated in the single family homes; the garages had to be setback five feet. Ms. McIntyre answered she would confirm through the aerial views. Commissioner Tacy stated we are looking at townhomes, not single family, individual dwellings that are unconnected. The waiver pertained to single homes, not connected townhomes. Ms. McIntyre commented the ordinance, in general, requires for any residential unit, there be a side or rear loading garage. The waiver granted from Tribute was granted for single family homes--Single story, that is only detached homes, not townhomes. Commissioner Lawrence inquired if the criteria of the definition of townhouse does not differentiate as to whether it is a purchased or rented; Ms. McIntyre answered correct.

Mr. Spencer Schafer, Schafer Development, 31400 Northwestern Hwy., Suite H, Farmington Hills, MI, applicant. Mr. Schafer commented there were a lot of items mentioned here by Ms. McIntyre with deviations requested, which some are very minor in nature or have been given in the past. The comments about the sidewalks, the applicant was willing to discuss and had a proposal in front of the Commission tonight. Another item is the architectural consideration. Mr. Schafer indicated Ms. McIntyre was correct, the VCA ordinance mandates that the entire first floor be made out of brick. Mr. Schafer stated he drove extensively throughout all of the developments in the VCA and there was not one building within the VCA that has brick on all four sides of the first story.

Mr. Schafer reviewed his presentation with the Commission. The project is located in the VCA District with variety of single and multi-family developments.

Mr. Schafer indicated their main demographic is active adults. Active adults are people who are 55 years or older, people who have children who are no longer at home. They

are older couples; sometimes they are single member households where another significant other has passed away. Their development would attract those individuals who have this large, single family estate, the kids are no longer home, they don't want to maintain it, they don't want to pay the mortgage, they don't want to have to worry about all of the maintenance burdens and move into this community, rather than an option like a retirement home or moving in with children. These are very popular communities that are being built all across the State and the nation.

Mr. Schafer commented the Planning Commission does not want the development in the VCA to be cookie cutter, standard development. Mr. Schafer proposed four floor plans to create building elevations with one and two car garages. There would be a fair amount of guest parking. The goal is to design a thoughtful and well designed, housing products to bring to the VCA. They will perform robust credit background checks, and want people who are making income or have salary of \$80,000 to \$90,000 a year on average. The projected rents for our development are in the \$2200 to \$2500 range.

The master plan is to create a nice community with a meandering walking trail through the spine; seating areas, and nice landscaping; bio-swales for storm water management. They will create a nice landscape plan; nice monument signs and nice mail kiosks. They would create a first class apartment home community.

Mr. Schafer presented their amenities with open space with seating areas, picnic table, butterfly gardens, community gardens, and bocce ball court. He will give additional information to Ms. McIntyre in reference to onsite management.

Mr. Schafer spoke about the floor plans and presented renderings which included walk in closets, master bedrooms with bathrooms to feature a double vanity, and walk in shower. The second bedroom is a flex space.

Mr. Schafer featured the renderings of the sides and rears of the elevations; brick ledge to the top of the gable on 2.5 stories. The townhouses will have nice trim accent. There will be a material transition with brick and graded lap siding. Mr. Schafer reviewed the rear elevations for the townhouses. They would be willing to have the sliding door wall in the middle, shift over to either side, add in another double bay window, and/or add some additional glazing. They are trying to add architectural variation in what currently exists in the VCA and to pick the best of it to add to their plans. Mr. Schafer reviewed the Havana and Mendoza units with gables of different sizes, different heights.

Mr. Schafer indicated he was asking for deviations and give and take from the Commission. Mr. Schafer asked if the applicant was best off proposing a different type of product on this site.

Mr. Schafer commented on the front porch requirements with all of the units to have covered porch or a patio. The ordinance requires a 75 square foot front porch, which they do not meet.

Mr. Schafer indicated this project would create an opportunity to have multi-generational living within the VCA and would create a sustainable housing stock for the City of Wixom because of the different housing types.

Mr. Schafer commented the proposed streets right of way, they are consistent with other developments that have been approved in the VCA. With the sidewalks, they are working with their engineer and architect to include a nice green belt that offsets the back of curb to the sidewalk; three foot or four foot green belt.

Mr. Schafer indicated they have been working with ITC where Theodore Drive is located. They are looking to put in a slight bend in Theodore Drive, add a water main connection that was not in the City's easement with ITC. The water main stops right on their property line.

Chair Day commented when he looked at these elevations, he thought it was garage dominant with the exception of the Mendoza. This is something the Commission has tried to avoid with the VCA and design guidelines.

Commissioner Cousineau commented the applicant gave a nice presentation. He indicated, in his mind, the elephant in the room is a rental project and no basements. Commissioner Cousineau indicated he had serious concerns with respect to architectural design; not so much in regards to the front elevations but, primarily, the rear elevation. It would be very important to add some variations in the rooflines. Commissioner Cousineau commented when this project first appeared before the Commission, he indicated in joining the Commission, he would never vote in favor of rental projects in Wixom again; Wixom has more than enough. The applicant has since persuaded him to some degree that this has marketability and potential; it does offer an alternate lifestyle; but they have missed it with not putting in basements. Mr. Schafer commented basements cost \$50,000 to \$60,000 to construct; he would have to raise rents by \$300 to \$400 a month. Commissioner Cousineau commented this is a waiver request and the most significant waiver the applicant is requesting.

Mr. Schafer spoke about the wetlands on the site that are identified. The wetlands were created as a result of drainage for the Cavallaro's horse track property, not high quality wetlands. Mr. Schafer indicated he would be happy to share the report with the City.

Commissioner Cousineau commented he would like to see more creative issues of the exterior materials and colors with the architectural design.

Chair Day inquired about the onsite maintenance or onsite staffing. Mr. Schafer commented it would be staffed full time; residents would have access to the leasing office. There would be key fob access for residents.

Commissioner Tacy commented the applicant indicated they hoped to offer a high quality product and yet when she compared the renderings received in the packet for this week to the renderings received in October, 2021, brick was lost along with craftsman style detailing on the porches. Mr. Schafer commented those should be consistent. Commissioner Tacy indicated she has to echo the sentiments that have been given previously for going into the VCA, an area where the intent is to up the game of the architecture; she commented this plan doesn't do it for her.

Chair Day commented the Sanibel and Mendoza units were much better. Chair Day indicated he appreciated the market the applicant is going for and he knew people in this situation who want to take the equity of their house and use it for lifestyle. It is the architecture, not fitting in with what the Commission is looking for in the VCA.

Commissioner Tacy commented every single unit is identical. Colors is not enough to distinguish the different units.

Chair Day commented there are too many things up in the air to do anything but table this case. There are over 15 items to resolve.

Mr. Schafer inquired if they came back with plan where there were only Sanibel and Mendoza units, in addition to the windows and rooflines on all four sides of the building and it is still the same type of product, it is a rental product, would this project be viewed favorably by the Commission?

Chair Day commented there would be the architectural differentiations between units, different rear elevations, there would still be the basement issue, and not a lot of storage.

Commissioner Cousineau commented he would consider slabs, if they could show the traditional storage in the units. Commissioner Tacy commented to get rid of the walking path between the buildings and pull the buildings further in; single story, barrier free housing. Commissioner Lawrence commented to possibly add more room in the garage for storage.

Chair Day indicated these changes would definitely move the needle in the right direction, if there is enough storage in the unit; the slab is not an issue for him because you are looking for barrier free space.

Commissioner Lawrence commented he was moving in the positive direction, as well. He agreed with Commissioner Cousineau for the applicant to demonstrate more storage space.

Vice Chair Carter commented diversifying architectural features would make it more interesting; no one was opposed to the requirement of more than one story. As far as sidewalks, he would not lose sleep over whether he had a sidewalk in front of the house.

Commissioner Lawrence inquired if Theodore Street was going through at the time of construction. Mr. Schafer commented it would probably have to be during construction because they are bringing in the water main.

Assistant City Manager Benson commented he would like to give the Schafers credit, there has been a lot of background work, due diligence on their part to try to get an understanding of the Commission's vision. He indicated he had been impressed with their effort.

MOTION made and seconded by Commissioner Cousineau and Vice Chair Carter to table **SITE PLAN APPROVAL SPR#22-005: 3015 WEST MAPLE, WIXOM, MI. 48393:** The applicant is seeking site plan approval for a total of 93 one-family attached unit and townhouse dwelling units. The 13.48 acre property is located on the south side of Maple Road, east of Wixom Road and west of Beck Road. The property is zoned VCA, Village Center Area and the parcel number is 17-32-176-017.

VOTE:

MOTION CARRIED

All in favor.
None opposed.

Call to the Public:

No public comments.

Staff Comments:

Assistant City Manager Benson thanked the Commission for attending the Special Planning Commission meeting. City administration has not presented a recommendation to City Council as of yet.

Commission Comments:

No Commission comments.

ADJOURNMENT:

This meeting of the Planning Commission was motioned and adjourned at 9:35 p.m.

Mona Freiburger
Recording Secretary