

**CITY OF WIXOM  
49045 PONTIAC TRAIL  
PLANNING COMMISSION MEETING  
MONDAY, JULY 25, 2022**

**APPROVED  
AUGUST 3, 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), Sandro Grossi, Mark Lada, Anthony Lawrence, Cheryl Tacy

**ABSENT:** Excused: Ray Cousineau

**OTHERS:** Carmine Avantini (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:**

No changes or additions to the Agenda.

**Approval of Minutes:**

**MOTION** made and seconded by Vice Chair Carter and Commissioner Lawrence to approve the Wednesday, June 15, 2022, Special Planning Commission Meeting Minutes, as submitted.

**VOTE:**

**MOTION CARRIED**

**MOTION** made and seconded by Vice Chair Carter and Commissioner Lawrence to approve the Monday, June 27, 2022, Planning Commission Meeting Minutes, as submitted.

**VOTE:**

**MOTION CARRIED**

**Correspondence:**

June 28, 2022 City Manager Update

July 12, 2022 City Manager Update

Notice of Intent to Plan - Commerce Township dated July 14, 2022

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

No public comments.

**Old Business:**

None

**New Business:**

1. **PUBLIC HEARING FOR SPECIAL LAND USE SLU#22-003: 28265 BECK ROAD, SUITE C-15, WIXOM, MI 48393:** The applicant is seeking Special Land Use approval for a used car dealership in a total of 5,500 sq. ft. of space within two suites in the building located at 28265 Beck Road. The property is located within the Beck Business Center on the west side of Beck Road between I-96 and West Road. The property is zoned M-1, Light Industrial, where used car dealerships are special land uses. The parcel number is 22-08-426-037.

**Discussion:**

The applicant is seeking Special Land Use approval for a used car dealership in a total of 5,500 sq. ft. of space within two suites in the building located at 28265 Beck Road. The property is located within the Beck Business Center, on the west side of Beck Road between I-96 and West Road. The property is zoned M-1, Light Industrial, where used car dealership are special land uses.

The applicant must demonstrate in writing that the proposed use or activity shall meet the general standards of Section 18.18.050 of the Zoning Ordinance as follows:

1. Be compatible and in accordance with the goals, objectives and policies of the City of Wixom Master Plan. The City of Wixom Master Plan designates the subject site and surrounding area to the north and east as Light Industrial and the areas to the south and west as Industrial Research Office - Mixed Use. While uses intended for the industrial designation should be limited to warehousing, some manufacturing and assembly, limited outdoor storage, limited distribution, and automobile repair, this

category is also appropriate for limited vehicles sales. The applicant is in compliance.

2. Promote the intent of the zoning district in which the use is proposed. The M-1 district is primarily, intended to accommodate a variety of light industrial uses whose external, physical effects are restricted in this district so they are not detrimental to the surrounding area. Automobile dealerships, including used car sales, are considered a special land use and since the vehicles will be limited to 10 on site at a time and they will be stored indoors, impacts on surrounding businesses will be minimal and, therefore, the use should be appropriate. The applicant is in compliance.
3. Be constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and so as not to change the essential character of the area in which it is proposed. The subject site is located in an industrial area with low intensity light industrial and office uses. The building use is limited to office and vehicle storage and detailing only. The applicant is in compliance.
4. Be served adequately by public facilities and services, such as traffic operations along streets, police and fire protection, drainage structures, water and sewage facilities and primary and secondary schools. The site is adequately served. The proposed use as associated operations should not impact any public facilities or services. The applicant is in compliance.
5. Not involve uses, activities, processes, materials and equipment or conditions of operation that, in comparison to permitted uses in the district, will 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. The proposed used car dealership should not have a detrimental impact on any of the above items. Repair of vehicles is not proposed and it is not permitted. Review and approval from the Building and Fire Departments regarding any necessary improvements are also required. The applicant is in compliance.

Based upon CIB's review and comments in their letter dated July 20, 2022 to the Planning Commission, CIB recommends the special land use request for Chris Bluga, Own Boss Supply Co., at 28265 Beck Road, Suite C-15, be approved, subject to the following:

1. A floor plan of the proposed lease spaces be provided to the Building Department;

2. Use inside the building is limited to office and vehicle storage and detailing; no repair of vehicles is permitted;
3. Improvements and modifications as determined by the Building and Fire Departments; and
4. Review and approval of other departments, consultants and agencies.
5. No outdoor display of vehicles.

No questions by the Commission to Mr. Avantini.

Mr. Christopher Bluga, Own Boss Supply Co., commented they have a big social media following which is totally online at this point and they would like to start selling vehicles - trucks and exotic cars; currently, they only sell clothing brands.

Chairman Day inquired if they would, ultimately, house more than ten vehicles. Mr. Bluga answered, potentially, but it would be at a different location. This location is limited to ten vehicles.

Vice Chairman Carter inquired if the applicant would have any problem with the fifth recommendation, no outdoor display of vehicles. Mr. Bluga answered no, not at all.

Chairman Day indicated there has not been a problem with similar businesses in the area and he did not have any issues with this request as long as there are no vehicles outdoors. This is a permitted use in this district.

No public comments.

**MOTION** made and seconded by Commissioner Lawrence and Commissioner Grossi to approve for **SPECIAL LAND USE SLU#22-003: Chris Bluga, Own Boss Supply Co., 28265 BECK ROAD, SUITES C-3, and C-15, WIXOM, MI 48393:** The applicant is seeking Special Land Use approval for a used car dealership in a total of 5,500 sq. ft. of space within two suites in the building located at 28265 Beck Road. The property is located within the Beck Business Center on the west side of Beck Road between I-96 and West Road. The property is zoned M-1, Light Industrial, where used car dealerships are special land uses. The parcel number is 22-08-426-037; subject to the following conditions:

1. A floor plan of the proposed lease spaces be provided to the Building Department;

2. Use inside the building is limited to office and vehicle storage and detailing; no repair of vehicles is permitted;
3. Improvements and modifications as determined by the Building and Fire Departments; and
4. Review and approval of other departments, consultants and agencies.
5. No outdoor display of vehicles.

**VOTE: MOTION CARRIED**

2. **SITE PLAN REVIEW SPR#22-003: 29710 S. WIXOM ROAD, WIXOM, MI 49393:** The applicant is seeking site plan approval for the reuse of a former restaurant as a 7,238 square foot automobile dealership including car sales, indoor vehicle display, office, detailing and storage. The 1.4 acre property is located at 29710 S. Wixom Road, on the east side of S. Wixom Road, north of West Road. The property is zoned B-3, General Business District and the parcel number is 22-05-352-003.

**Discussion:**

The applicant is seeking site plan approval for the reuse of a former restaurant as a 7,238 sq. ft. automobile dealership including car sales, indoor vehicle display, office, detailing and storage. The 1.4 acre property is located at 29710 S. Wixom Road, on the east side of S. Wixom Road, north of West Road. The property is zoned B-3, General Business District.

Section 18.17.030 of the City of Wixom Zoning Ordinance lists the submittal requirements for site plan review. Based on CIB's review of the proposal, a meeting with the applicants, and a visit to the site, CIB offered comments regarding: Zoning and Use; Area and Bulk; Parking; Construction Materials; Snow Storage; Access and Circulation; Pedestrian Circulation; Waste Receptable; Mechanical Unit Screening; Building Design; Signs; Landscaping; Natural Features; Lighting; and Other Department and Agency Review, for their consideration which is included in their July 20, 2022 letter to the Planning Commission.

Based upon CIB's review and comments in their letter dated July 20, 2022 to the Planning Commission, CIB recommends the site plan for SPR22-003, 29710 S. Wixom Road Auto Dealership be approved, conditioned upon the following items:

1. Barrier free parking space location, dimensions, striping and signage to be provided on the site plan be approved by the Building Department;
2. Replacement of all existing pavement as approved by the Building Department;
3. Verification that all access easement agreements are in place including access to the parcel to the east. Reference to these easements should be noted on the site plan. Copies of easement agreements must be provided for review by the City Attorney;
4. Submittal of a reviewed site plan for administrative review addressing the access easements; barrier-free parking; dumpster gates and lid; lot coverage; and zoning on the landscape plan; and
5. All items noted by other agencies and departments to be addressed on the revised site plan.

Vice Chairman Carter inquired why in this case, there is not a recommendation for no outdoor storage. Mr. Avantini answered this is an automobile display as opposed to outdoor storage. This property is zoned commercial. The prior case was zoned Light Industrial. The rezoning happened within the last year.

Mr. Joshua Tauriainen, Michigan Auto Group, 7100 Grand River, Brighton, MI.

Mr. Mark Shamoun, 12596 10 Mile Road, South Lyon, MI 48178.

Commissioner Lada inquired about the additional lighting to be installed. Mr. Shamoun indicated the lighting that is, currently, there is in bad shape and will be replaced. It was also recommended per the ordinance to install additional lighting in the back of the building. The lighting does not change the signage on the building.

Commissioner Lada also inquired if the flow of traffic would change for the other occupants. Mr. Shamoun commented it would all stay the same.

Chairman Day asked the applicant if they were in agreement with all of the recommendations from CIB including the replacement of the existing pavement. Mr. Shamoun answered yes.

Vice Chairman Carter asked the applicant, what is the building going to look like? Mr. Shamoun indicated the building colors is more in Wixom's theme and the building down

the road, with neutral grays and silver tones; possibly add a neutral, copper color, as well. The applicant is only changing the façade on the building.

No public comments.

**MOTION** made by Vice Chair Carter and seconded by Commissioner Lawrence to approve **SITE PLAN REVIEW SPR#22-003: 29710 S. WIXOM ROAD, WIXOM, MI 49393:** The applicant is seeking site plan approval for the reuse of a former restaurant as a 7,238 square foot automobile dealership including car sales, indoor vehicle display, office, detailing and storage. The 1.4 acre property is located at 29710 S. Wixom Road, on the east side of S. Wixom Road, north of West Road. The property is zoned B-3, General Business District and the parcel number is 22-05-352-003; subject to the following conditions:

1. Barrier free parking space location, dimensions, striping and signage to be provided on the site plan be approved by the Building Department;
2. Replacement of all existing pavement as approved by the Building Department;
3. Verification that all access easement agreements are in place including access to the parcel to the east. Reference to these easements should be noted on the site plan. Copies of easement agreements must be provided for review by the City Attorney;
4. Submittal of a reviewed site plan for administrative review addressing the access easements; barrier-free parking; dumpster gates and lid; lot coverage; and zoning on the landscape plan; and
5. All items noted by other agencies and departments to be addressed on the revised site plan.

**VOTE:**

**MOTION CARRIED**

3. **PUBLIC HEARING FOR SPECIAL LAND USE SLU#22-004: 48500 W. 12 MILE ROAD, WIXOM, MI 48393:** The applicant is seeking to expand the outdoor rack system for boat storage. The property is located between 12 Mile Road and I-96, east of Wixom Road and zoned B-3, General Business District, where recreational vehicle and boat sales are considered special land uses in the district. The parcel number is 22-08-376-031.

**Discussion:**

The applicant is seeking Special Land Use approval for SLU#22-004, 48500 Twelve Mile Road to expand the outdoor rack system for boat storage. The property is located between 12 Mile Road and I-96, East of Wixom Road and zoned B-3, General Business District, where recreational vehicles and boat sales are considered special land uses in the district.

CIB completed their review of the above special land use request for Wilson Marine at 48500 W. 12 Mile road. The applicant is requesting to expand the outdoor rack system for boat storage. The property is located between 12 Mile Road and I-96, east of Wixom Road and zoned B-3, General Business District, where recreational vehicle and boat sales are considered special land uses in the district. The business has 35 - 45 employees and peak hours of operation are during the summer months (April through September).

The opinions of the report in CIB's letter dated July 20, 2022 to the Planning Commission are based on a review of the special land use application submitted by the applicant and conformance to City plans and ordinance standards. The applicant and the applicant's design professionals shall be responsible for the accuracy and validity of information presented with the application.

A special land use and site plan approval for the sales, display, storage and service of new and used boats and accessory parts was granted for Wilson Marine on May 7, 2018.

Additional boat storage for inventory and off-season storage for customers was needed in 2021 and on April 5, 2021, the Planning Commission approved a special land use request to allow the existing racks (which allows for three rows of boats) along the east side of the property to be used for boat storage with permission to locate on additional rack for outdoor storage of boats. In September, 2021, the applicant request the permitted "second" rack be permitted along the south side of the property (12 Mile). This site plan was approved, administratively.

At this time, the applicant is seeking a third storage rack, parallel to the rack on 12 Mile. Based on the current use of the racks, it appears that the racks are leased/rented by boat owners for the storage of boats during the off-peak boating season.

The applicant should clarify if the boats stored are inventory or boats belonging to customers or both.



The Special Land Use - General Conditions are listed in CIB's July 20, 2022, letter to the Commission. The applicant must demonstrate, in writing, that the proposed use or activity shall meet the general standards of Section 18.18.050 of the Zoning Ordinance as listed: 1. Be compatible and in accordance with the goals, objectives, and policies of the City of Wixom Master Plan -- the applicant is not in compliance. 2. Promote the intent of the zoning district in which the use is proposed -- the finding is undetermined. 3. Be constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and so as not to change the essential character of the area in which it is proposed. 4. Be served adequately by public facilities and services, such as traffic operations along street, police and fire protection, drainage structures, water and sewage facilities and primary and secondary schools -- the finding is the applicant is in compliance. 5. Not involve uses, activities, processes, materials and equipment or conditions of operation that, in comparison to permitted uses in the district, will 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 -- finding is applicant is in compliance.

#### Special Land Use Specific Conditions:

1. The outdoor display and sales shall be accessory to the principal permitted retail use with a building on the site. The racking system for storage of new inventory was approved by the Planning Commission in 2021. The proposed off-season boat storage is an accessory use, however, the Planning Commission may wish to further discuss if this accessory to the boat sales use.
2. All outdoor storage areas shall be paved with a permanent, durable and dustless surface and shall be graded and drained to dispose of storm water without negatively impacting adjacent property. The Planning Commission may approve a gravel surface for all or part of the display or storage area for low intensity activities, such as landscaping sales, upon a finding that neighboring properties and the environment will not be negatively impacted. The existing surface is paved.
3. No outdoor storage shall be permitted in any required yard (setback) of buildings for the district in which the commercial outdoor display, sales or storage use is located. The racking is not located in any required yard.
4. The Planning Commission may require additional landscaping, screening, or ornamental fencing where necessary to screen views from the street or an adjacent residential area.

5. Any stockpiles of soils, fertilizer or similar loosely packaged materials shall be sufficiently covered or contained to prevent dust or blowing of materials: Not applicable.

Based on CIB's review and comments, CIB recommends denial of the special land use request for the proposed additional boat storage racking as the expansion of the use is not in compliance with ordinance intent nor meets the goals and objectives of the Master Plan.

Mr. Avantini commented this was a tough recommendation because it is really a policy question for the Commission in terms of how the racks are being used; originally, the racks were supposed to be for inventory of boats on the site. Two racks were previously approved by the Commission. The applicant is requesting a third rack. The concern is, is the applicant going to use the racks for storage as opposed to inventory? More information is needed from the applicant. CIB is looking for direction from the Planning Commission in terms of policy, and for the applicant to provide more information on the intended use of the rack.

Chairman Day indicated, if he is correct, the applicant came before the Commission for approval of temporary racks for winter boat storage and these are now permanent racks. Mr. Avantini indicated it was their understanding, the racks are permanent but they were for inventory. Commissioner Tacy agreed with Chairman Day, the racks were permanent but they were for the seasonal storage. Mr. Avantini commented he was not at the meeting and apologized for not having the familiarity; maybe the intent is different than he understood.

Mr. Avantini indicated the Commission may want to hear from the applicant in regards to the continued intent of their request on the special land use.

Mr. Ron Wilson, 6095 Grand River, Brighton, MI, commented the racks are for new inventory. During COVID, the marine industry was robust in Michigan. New inventory needs to be brought in. Today, the racks are empty; the intent of the racks is for new boat storage. When the showrooms are empty, they pull the boats off the racks and are moved into the showroom, or are delivered to a consumer. The Wixom location is not an ideal storage lot for customer storage. Wilson Marine has a complex in Brighton and Commerce Township where they have the majority of their customer paid storage. The reason being, the Wixom location is difficult for customers to drive in and out with their boats. Wixom has become the distribution center to some of their other outlet storage for new boats. Mr. Wilson indicated the Commission could have assumed it was customer paid storage; part of it is terminology; they call it new boat storage.

Chairman Day commented he was concerned by the fact that the Commission did not make an unfair assumption, they were told that it was storage of customer boats; and

then they were told it was for off season storage of customer boats, only. Now, the Commission is being told that it is for something different and it has been used for something different. Mr. Wilson commented Chairman Day is right. The racks were used for new boats; the new rack that is being proposed today is for new boats. The application request filled out by their controller called it boat storage, which it is. There are some boats that belong to customers, but not very many because it is not advantageous. The service area is too small to accommodate storage on a grand scale like the Brighton campus. There is some storage of boats for customers, but it is basic; less than 75 units. The only advantage is for storing the customers' boats there for winter work, and to keep people busy working on a customers' boats.

Mr. Wilson commented the new rack system is identical to the other rack system but it is longer in length. The new rack will hold approximately 50 boats.

Assistant City Manager Benson pulled up the PC meeting minutes from April 5, 2021 and read off the motion.

Commissioner Tacy commented given the new information that has come to light in terms of what the intended use is relative to the fact that it was previously thought this was only a season situation which has now been clarified. It has now been clarified that this is not just a seasonal storage of personal owned boats but it is, in fact, new inventory, how does this comply or not comply with the conditions of the special land use that is being request? Mr. Avantini answered he did not know if it really changes the nature of the original approval. Chairman Day indicated the difference to him is that the Commission was under the impression that this was going to be seasonal; and during the boating season, the racks would be removed. Vice Chairman Carter questioned Mr. Wilson on whether the racks are considered a temporary storage facility or if it is permanent. Mr. Wilson answered that they would be considered temporary.

Commissioner Lada inquired if the items mentioned in the Motion were completed to task. Mr. Avantini answered yes, to the best of his knowledge, all things were complied with by the applicant.

Mr. Avantini recalled from one of the meetings, there was discussion about the racking system because they have to be anchored into the ground; it is not something that can be easily removed because they can blow over, if they are not anchored. It is not a temporary structure that you can take down each year. At that time, the applicant received an inspection and approval from the building department as one of the conditions. A structural engineer also was hired to give the applicant the load bearings per rack. The boats are there temporarily but the rack is a permanent.

Vice Chairman Carter inquired when the applicant is receiving new stock. Mr. Wilson answered they start receiving inventory in late September and October. At that time, the racks will start filling up.

Vice Chairman Carter recalled if the rack system was going to be permanent, for the applicant to look somewhere else; that's when the racks were migrated to 12 Mile, so the boat storage would not have massive boat storage visible from the highway. Vice Chairman Carter commented the rack system is far enough back from the highway that he does not consider this to be an eyesore. Chairman Day agreed, he had never seen the rack system to be an eyesore.

Chairman Day inquired to Mr. Avantini, if the Planning Commission were to approve this special land use, what conditions, if any, would he recommend. Mr. Avantini answered he could not think of any; the applicant has made all site improvements, previously. Vice Chairman Carter indicated this rack would be parallel with the one that exists on 12 Mile, so you are not going to see it from either direction.

Commissioner Lara inquired if the original proposal for denial from CIB was simply based on ambiguity on how the Commission felt about the language. Mr. Avantini answered yes. Mr. Avantini thought the intent was to have new inventory on the racks as opposed to the storage. The concern was that the property is to become more of a boat storage facility versus a boat sales facility. Mr. Avantini commented based on what they have heard tonight, it is safe to say they are less concerned about what is being presented. Commissioner Lawrence commented it is a limited area for moving boats around; it can't become a storage yard. Assistant City Manager Benson commented a building permit should be listed as a condition of approval.

No public comments.

**MOTION** made by Commissioner Lawrence and seconded by Commissioner Lada to approve **SPECIAL LAND USE SLU#22-004: 48500 W. 12 MILE ROAD, WIXOM, MI 48393**: The applicant is seeking to expand the outdoor rack system for new inventory and boat storage. The property is located between 12 Mile Road and I-96, east of Wixom Road and zoned B-3, General Business District, where recreational vehicle and boat sales are considered special land uses in the district. The parcel number is 22-08-376-031; subject to the following conditions:

1. One additional rack for outdoor storage parallel to the existing rack along 12 Mile Road;
2. A building permit must be obtained and approved; and

3. Review and approval of the applicable departments, consultants and agencies.

**VOTE:**

**MOTION CARRIED**

**Call to the Public:**

No public comments.

**Staff Comments:**

Assistant City Manager Benson commented City administration would be making a recommendation to City Council for the City planning consultants. Communication via email would be sent to the Planning Commission prior to sending their recommendation to City Council.

Commissioner Tacy asked if the comments from the Planning Commission would be shared with City Council on which firm to hire and provide services. Assistant City Manager Benson answered yes, the special meeting minutes would be discussed and included for City Council's review.

Assistant City Manager Benson commented there is a tenant on Wixom Road for Building A, Renaissance Global Logistics. They have announced 80 jobs in that building. Their traffic counts included in the traffic studies are low. They have not triggered any site improvements. Commissioner Lada indicated he had concerns on the traffic study only considered regular sized vehicles as opposed to 50 foot long trucks. Assistant City Manager Benson commented the city engineers pointed this out, but volumes are much below the triggers and has not reached the tipping point of making a difference.

Commissioner Tacy inquired about Roma Court detention pond and landscaping, which is neglected. Assistant City Manager Benson commented some improvements have been made, but might not improve until the fall when planting is better to survive.

**Commission Comments:**

Commissioner Tacy inquired about the bike trail, light at the curve. Commissioner Lada also inquired about the water issue on West Road. Assistant City Manager Benson commented he would find out information in reference to these concerns.

City of Wixom  
Planning Commission  
Monday, July 25, 2022

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Assistant City Manager Benson indicated there are upcoming agenda items during the next few Planning Commission meetings. The next meeting for the Planning Commission would be held on Wednesday, August 3, 2022.

**ADJOURNMENT:**

This meeting of the Planning Commission was motioned and adjourned at 8:35 p.m.

Mona Freiburger  
Recording Secretary