

AGENDA

Planning Commission Meeting
Wixom Council Chambers, 49045 Pontiac Trail
Monday, September 26, 2022
7:30 p.m. EST



CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

DETERMINATION OF QUORUM:

Planning Chairman:

W. Day

Vice Chair:

P. Carter

Commission:

R. Cousineau

A. Lawrence

S. Grossi

C. Tacy

M. Lada

CHANGES OR ADDITIONS TO THE AGENDA:

APPROVAL OF MINUTES:

August 22, 2022 Planning Commission Meeting Minutes

CORRESPONDENCE:

September 13, 2022 City Manager Update

CALL TO THE PUBLIC: (Limited to 5 minutes per speaker, addressing Agenda items only)

OLD BUSINESS:

- 1. SITE PLAN REVIEW SPR #30-019-18: THE LEARNING CENTER, 1725 N. WIXOM ROAD, WIXOM, MI 48393:** Site plan for a 10,000-sq. ft. daycare facility for The Learning Center. The property is located at the northwest corner of N. Wixom Road and Charms Road and is part of the Stonegate Village PUD. Along with the new building, a 6,367-sq. ft. outdoor play area, 35 parking spaces, a dumpster, lighting and landscaping are proposed. Access to the site will be from a new driveway along Charms Road. The property is zoned R-2/PUD, One-Family Residential/Planned Unit Development Overlay where daycare centers are permitted under Consent Agreement for this site. The parcel number is 17-30-200-018.
- 2. PUBLIC HEARING FOR SPECIAL LAND USE SLU#22-006: 47020 WEST ROAD, WIXOM, MI 48393:** The applicant is seeking a special land use permit from Section 18.09.040(E)Standards applicable to specific uses, Storage Buildings for Lease, to permit an 33,280 square foot storage building, in the M-1, Light Industrial District. The parcel number is 22-04-351-009.

NEW BUSINESS:

1. **SITE PLAN REVIEW SPR#22-006: 47020 WEST ROAD, WIXOM, MI 48393:** The applicant is seeking site plan approval for a 33,280 square foot storage building. The property is zoned M-1, Light Industrial District, where storage buildings for lease is permitted as a special land use in that district. The parcel number is 22-04-351-009.
2. **PUBLIC HEARING FOR SPECIAL LAND USE SLU#22-004: 50690 GENERAL MILLS DRIVE, WIXOM, MI 48393:** The applicant is seeking a special land use permit from Section 18.09.040(F)Standards applicable to specific uses, Outdoor Storage of Trucks and Trailers, to permit the storage of outdoor trailers on site. The property is in the M-1, Light Industrial District. The parcel number is 17-31-351-024.
3. **SITE PLAN REVIEW SPR#22-101: 50690 GENERAL MILLS DRIVE, WIXOM, MI 48393:** The applicant is seeking site plan approval for 41 new semi-truck parking spaces. The property is zoned M-1, Light Industrial, where outdoor storage is permitted as a special land use in that district. The parcel number is 17-31-351-024.

CALL TO THE PUBLIC:**STAFF COMMENTS:****COMMISSION COMMENTS:****ADJOURNMENT:****RULES FOR PUBLIC SPEAKING:****Call to the Public:**

The public shall address the Planning Commission during the “Call to the Public” which shall be included on the agenda immediately after Correspondence and again immediately after New Business. The first Call to the Public immediately after Correspondence shall be limited to agenda items only. A person shall not address the Planning Commission in excess of five minutes unless the time is extended by a majority vote of the Planning Commission present. Persons wishing to address the Planning Commission shall identify themselves and their place of residence and shall state their reason for addressing the Planning Commission. All comments by the public shall be made directly to the Planning Commission.

Public Hearing (if applicable):

Persons desiring to address the Planning Commission shall state their name and address. Individual persons shall be allowed five minutes to address the Planning Commission. There shall be no questioning by the audience of persons addressing the Planning Commission. However, the Planning Commission members may question persons addressing the Planning Commission. No person shall be allowed to address the Planning Commission more than once.

SCHEDULED MEETINGS:

Tuesday	September 27, 2022	7:00pm	City Council Meeting
Monday	October 3, 2022	7:30pm	Planning Commission Meeting
Monday	October 10, 2022	7:30pm	Zoning Board of Appeals
Tuesday	October 11, 2022	7:00pm	City Council Meeting
Monday	October 24, 2022	7:30pm	Planning Commission Meeting
Tuesday	October 25, 2022	7:00pm	City Council Meeting

NOTE: Anyone planning to attend the meeting who is in need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the Building Department at (248) 624-0880. Our staff will be pleased to make the necessary arrangements (large print agendas or minutes, etc.) with proper notice given prior to the meeting.