

APPROVED
OCTOBER 17, 2022

**CITY OF WIXOM
49045 PONTIAC TRAIL
PLANNING COMMISSION MEETING
MONDAY, SEPTEMBER 26, 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), Ray Cousineau, Sandro Grossi, Anthony Lawrence, Cheryl Tacy

ABSENT: Excused: Phillip Carter, Mark Lada

OTHERS: Carmine Avantini (CIB Planning); 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:

No changes.

Approval of Minutes:

MOTION made and seconded by Commissioner Lawrence and Commissioner Cousineau to approve the August 22, 2022, Planning Commission Meeting Minutes, as submitted.

VOTE:

MOTION CARRIED

Correspondence:

September 13, 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 REVIEW SPR #30-019-18: THE LEARNING CENTER, 1725 N. WIXOM ROAD, WIXOM, MI 48393:** Site Plan for a 10,000 square foot 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 square foot 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.

Discussion:

The applicant received site plan approval in January, 2019 and an administrative façade approval in May 2020, for a 10,000 square foot 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 square foot 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/Planning Unit Development Overlay where daycare centers are permitted under Consent Agreement for this site.

Per Section 18.17.080 - Validity of approved site plan, site plan approval is valid for a period of one year from the date of Planning Commission approval. As the site plan has expired, the applicant is seeking to renew the approval. The site plans have not changed since the January 2019 and May 2020 approvals.

The application was reviewed at the August 3, 2022 Planning Commission meeting. The Commission had concerns over materials, massing of the buildings, and architecture. The agenda item was tabled. The applicant has updated the façade to include stone around the building to break up the mass.

Ms. McIntyre noted that the Agenda was set and subsequently, the applicant contacted the City and requested that the item be tabled due to the applicant not being cleared to fly yet. Assistant City Manager Benson spoke to the applicant today and said if the Planning Commission is able to talk about this case, we would do so, but if the Planning Commission would like to table this case to a future meeting, we can do that as well.

Chairman Day commented the Commission can open this for discussion and give the applicant some feedback on the revised drawings. In looking through the materials,

Chairman Day indicated Hardieplank was to be used and if this was just being used on the one piece. Ms. McIntyre answered yes, the entrance peak.

Chairman Day indicated he did not see a lot of difference between this plan and the prior plan to break up and make the building look warmer in keeping with the residential neighborhood. The applicant added a stone around the bottom and lightened the shadow of the canopy. Chairman Day stated the site needs more to give it more character.

Commissioner Tacy agreed regarding the building such as trim around the windows, possibly color around the doors. There are awnings on the back.

Chairman Day commented there is a six foot vinyl fence around the play area; the applicant did correct the elevations on the drawings. The north elevation will be hidden by the fence.

Commissioner Cousineau commented the building has a more institutional look within the residential area. There should be more creativity especially in the south elevation, the east and the west elevations as well, to make it a more residential tone.

Chairman Day indicated the consent agreement wording is that it had to be residential tone along the adjacent residential area. Commissioner Cousineau indicated along the roofline, there are a couple of gables in the front elevation but the other elevations are straight. More gables could be added to break up the roofline.

Chairman Day commented the east elevation is where people will drive up and down the road. This area really needs some attention.

MOTION made by Commissioner Lawrence and seconded by Commissioner Tacy to table SITE PLAN REVIEW SPR #30-019-18: THE LEARNING CENTER, 1725 N. WIXOM ROAD, WIXOM, MI 48393: Site Plan for a 10,000 square foot 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 square foot 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.

VOTE:

MOTION CARRIED

All in favor.
Motion passes.

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 a 33,280 square foot storage building, in the M-1, Light Industrial District. The parcel number is 22-04-351-009.

Discussion:

A special land use request was submitted for a 33,280 square foot self storage building at 47020 West Road, Wixom, MI 48393. The proposed building will be part of the 1-800 Self Storage development located on 29686 Beck Road (formerly known as Saf T Storage). The property is zoned M-1, Light Industrial District, where a storage building for lease is permitted as special land use in the district. The parcel number is 22-04-351-009.

This agenda item was originally scheduled and noticed for the August 22, 2022 meeting. The Planning Commission opened the special land use public hearing to take comments. The Commission left the public hearing open and may take additional input from the public.

CIB recommended the Planning Commission should remove SLU#22-066 from the table and also recommends approval of the special land use request for a self storage building for lease to the public for 47020 West Road (1800-Self-Storage) as it meets the special land use standards with conditions stated in CIB's letter dated September 12, 2022.

The West Road property site is vacant, has frontage on the north side of West Road which is East of Beck and this property abuts the 29686 Beck Road property in the rear.

In addition to the new building and associated pavement, there will be two detention ponds, a sidewalk, fencing, lighting and landscaping, as proposed. The property is zoned M-1, Light Industrial, where storage buildings for lease are permitted as a special land use.

There are several general conditions that must be satisfied for a special land use. As stated in CIB's review letter dated September 12, 2022, Ms. McIntyre noted, that the application and proposed use is compatible and in accordance with the goals, objectives and policies of the City of Wixom Master Plan. That the use of the storage unit does promote the intent of the zoning district, as it is a permitted use. That the use will be constructed, operated and maintained as to be compatible with the existing or intended character of the general vicinity. The new storage building is compatible with the neighboring properties. The building and design requirements including screen wall meet the ordinance standard. The use will be adequately served by public facilities and

services. Finally, the use will not involve activities, process materials or equipment that might be detrimental to the natural environment.

There are five specific conditions related to the mini storage units that must be satisfied. The first is that side and rear yard building setbacks of not less than 40 feet shall be provided. There is a provision that side and rear yards may be reduced to 30 feet which in those instances where completely obscuring reinforced masonry wall of not less than six feet in height is provided along the entire rear and side yards. The front and the west yard setback have been met. The applicant, however, is showing a 30 foot east sideway and rear setback. The rear is the part that is connecting to Beck Road storage building property. The applicant is proposing a six foot masonry wall along the north property line which makes the ordinance requirements.

The second standard is that the building shall be spaced not less than 30 feet apart. The proposed building is spaced more than 30 feet from the existing mini storage units at the rear of the Beck Road property.

The third standard is that the exterior walls visible from public right of way or non-industrial district shall be finished with brick or other high quality masonry material. This property is surrounded by industrial properties on all sides. However, there is a view shed going on West Road that is visible on the sides of the building. The front façade consists of a split face block with a smooth face concrete block band. It has several windows, a glass overhead door in the center. The side elevation will be visible from West Road contain pre-finished metal siding and include overhead doors on both sides. The applicant has strategically placed some vegetation or evergreens to help screen the side lines of the overhead doors from the east and west direction of West Road. Then again, the front façade which is really what is most important, the applicant has added peak metal canopies and other architectural details to improve the overall aesthetic.

The Planning Commission should determine whether the intent is met, that the front and façade materials and screening of the sides are adequate.

The fourth is that adequate maneuvering spaces for fire safety vehicles shall be provided. The applicant has provided the turning movements for fire trucks and also for a small 26 foot U-Haul moving truck.

Finally, the last criterion is that the office and dwelling of the caretaker may be included onsite. That is not applicable here in this situation.

Based on this information, CIB is recommending approval of the land use request subject to the conditions listed in their letter dated September 12, 2022 to the Commission.

MOTION made by Commissioner Lawrence and second by Commissioner Cousineau to remove SLU22-006 from the table.

VOTE:

MOTION CARRIED

All in favor.
Motion passes.

Commissioner Tacy inquired why there would be no greenbelt plantings. Ms. McIntyre indicated there will be vegetation around the retention pond but the ordinance asks for greenbelt vegetation. The retention ponds are there and there is not enough room to have the required plantings staggered every 40 or so feet that are required. Vegetation will be there.

Mr. David LeClair, Livingston Engineering, 300 South Old US 23, Brighton, MI, representing the applicant. Mr. LeClair commented the applicant did receive special land use approval for this site in April for a storage facility onsite, however the Planning Commission felt the need for a building onsite. The site plan was not approved. The new submittal does have a building onsite. The building is climate controlled, single story, storage building. The rest of the site looks the same. There is access to the site to the north that was approved off of Beck Road. The only other difference is utilities were added to the site, there is a small office in the building which was not there, previously. The ponds out front along West Road are very similar to previous. There was not enough room for both pond landscaping and the buffer landscaping. The applicant asked for the Planning Commission to consider no curb on this site. This is similar to the last site that was before the Commission. The applicant would prefer sheet flow, the drainage in the parking area is in the pond. That's part of best management practices for this site. The Planning Commission approved this on the original request and the applicant is asking for the same consideration on this site.

Chairman Day commented most of the comments went more to the site plan than to the special land use request.

Chairman Day indicated the request is straightforward and it is an attractive building from the front elevation.

Mr. Neil Ganshorn, Rand Construction, indicated the building looks to be a two story building but there has to be a tall enough clearance for a box truck.

MOTION made by Commissioner Lawrence and seconded by Commissioner Grossi to approve **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 a 33,280 square foot

storage building, in the M-1, Light Industrial District. The parcel number is 22-04-351-009; with the following conditions:

1. Site plan approval;
2. Verification of Fire Department and HRC approval of the circulation; and
3. Review and approval of the other consultants, departments, and agencies.

VOTE: MOTION CARRIED

Motion passes.
All in favor.

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.

Discussion:

A special land use request (SLU#220-006) and site plan application (SPR#21-012) was submitted for a 33,280 square foot self storage building at 47020 West Road, Wixom, MI 48393. The proposed building will be part of the 1-800 Self Storage development located on 29686 Beck Road (formerly known as SafT Storage). The property is zoned M-1, Light Industrial District, where a storage building for lease is permitted as a special land use in the district. The parcel number is 22-04-351-009.

Ms. McIntyre noted this application was tabled at the last Commission meeting, so that the applicant could meet as many comments that were provided in the previous review letter.

The applicant meets all the setback requirements, the building space requirements and all of the lot coverage requirements.

As far as parking, the mini storage facility requires six spaces. These are shown on the west side of the building including one handicap space. CIB asked about temporary

parking and loading for the individual rental units and that is noted on the site plan. These units are accessed either from the inside, physically driving inside the building or unloading or from the outside, the vehicle can be parked adjacent to the unit. There is plenty of drive aisle space to accommodate a temporarily parked vehicle and circulating vehicles.

Asphalt pavement with curbs on portions of the south and north driveways and along the parking spaces are proposed. As Mr. LeClair stated, in order to promote water quality and sheet flow across vegetated areas, they have eliminated the east and west side curbing along the property. The Planning Commission will need to grant a waiver for this standard.

As far as access, the property is accessed from a new driveway on West Road and again, CIB noted that it is also connected to and will be accessed through the rear of the property and connected with a cross access agreement to the Beck Road property. There are pavement markings and signage that directs traffic around the site. The turning movements for emergency equipment and moving vehicles have been shown. CIB asked for access agreements to be provided to the City and it has. This will be reviewed by the attorney and HRC as far as the Beck Road property and the West Road cross access.

The entire property is fenced and gated with a keypad entry and it has enhanced security with high definition cameras through the interior of the building and around the property. As far as traffic goes, the anticipated daily trips should be significantly less than what a typical light industrial development would be for this property. The applicant proposed a new sidewalk along West Road that will connect with the existing sidewalk on both the east and west sides of the property. The applicant provided a decorative 8' high picket style fence with slide gate along the West Road frontage and for a small portion of the sides then transitioning to a 6' precast concrete brick block screen wall along the east and north property lines. The black vinyl coated chain link fence is proposed along the west property line north of the detention pond. The applicant also proposed a black, vinyl coated chain link fence along the west property line north of the detention pond. A dumpster with 8' masonry enclosure and wood gate are proposed at the northwest corner of the property and meets requirements. Landscaping, specifically, twelve (12) arborvitae are proposed around the dumpster for additional screening.

All of the landscaping standards have been met with the exception of the greenbelt plantings that were discussed. The retention pond will have plantings and there isn't enough room in this area to have both the greenbelt plantings and the retention pond plantings. There are light poles that are proposed, 25 feet in height, LED fixture, full cut off shield and they meet the lighting standards and photo metrics. Finally, the building design, the front façade is constructed of light brown split face block with a dark brown smooth -face concrete block band. Spandrel glass windows with mullions that are going to match the overhead glass door so that there is some consistency and look a little bit less industrial. The side elevations are pre-finished metal siding and include overhead

doors on both sides. The base will contain the same split face and smooth face block materials that are on the front. The front façade has a peak, adding visual interest and breaking up the flat roof. A painted metal canopy is added over the entrance to the building, matching the canopy over the glass overhead door. The materials, accents, and varied roof line enhances the industrial district and neighboring properties.

Commissioner Cousineau indicated on the earlier site plans, there was a masonry wall on West Road, and now eliminated. Ms. McIntyre answered yes, it is not required.

Mr. LeClair indicated he had nothing to add.

Chairman Day commented the site plan was an upgrade from what was on there previously for many years. Commissioner Cousineau commented when this request came before the Planning Commission, the Commission, fundamentally, made a decision that this site needed a building and there is now a building proposed.

MOTION made by Commissioner Lawrence and seconded by Commissioner Cousineau to approve **SITE PLAN REVIEW SPR#21-012: 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; as per the conditions below:

1. Special Land Use approval;
2. A waiver for greenbelt plantings and curbing along the east and west drives;
3. Submission of a recorded access easement between the property and 29686 Beck Road; and
4. Review and approval of the other consultants, departments, and agencies.

VOTE:

MOTION CARRIED

All in favor.
Motion passes.

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 onsite. The property is in the M-1, Light Industrial District. The parcel number is 17-31-351-024.

Discussion:

The applicant is seeking Site Plan approval for expanded outdoor storage of trucks and trailers for 41 spaces at General Mills Supply located at 50690 General Mill Drive. The property is on the north side of Pontiac Trail between Wixom Road and Old Plank Road. The property is zoned M-1, Light Industrial District where outdoor storage is considered a special land use.

Mr. Avantini asked the Planning Commission to refer to his letter to the Commission dated September 21, 2022 regarding General Mill Supply.

Mr. Avantini commented this business deals with recycling materials. Originally, this was approved by the Planning Commission in 2004. At that time, there was a limit on the number of trailers. The applicant's business has been very busy, they have more trailers stored onsite than they can accommodate in the spaces that were originally designated on the site plan.

The applicant submitted a revised site plan to add more spaces to the rear of the site. This request is the same special land use, the same items from the original review but the applicant needs more spaces than the original 30 spaces. The applicant's request for 41 additional spaces should satisfy their current needs and give them some growth in the future. This is a special land use. All of the original conditions still apply. It is an expansion of their original approval.

Based on CIB's analysis, they recommend that the Planning Commission approve the special land use request for outdoor storage for SLU#22-007, 50690 General Mill Drive (General Mill Supply) as it meets the special land use standards listed above, with the conditions listed in their letter dated September 21, 2022.

Chairman Day inquired if there were some outdoor storage items beyond trucks and trailers shown in the aerial photos. Mr. Avantini indicated he would have the applicant answer. CIB was of the opinion that there were many trailers onsite, the applicant needs outdoor storage, but it may not be at this location. The applicant will better evaluate after the special land use approval. The property is not visible from the abutting properties on the east and the west. If the applicant did require outdoor storage, additional screening may not be needed but they will wait to see what happens after the expansion of the trailer area.

Commissioner Cousineau indicated there was an indication in the review comments regarding landscape screening that was required back in 2004 had died and has not been

replaced. Mr. Avantini indicated one of the sections of the ordinance requires for the applicant to maintain the site plan for approval. The applicant would have to replace that materials. This request could be reviewed, administratively, or be included as a condition on the site plan and special land use approval. Chairman Day commented CIB's letter to the Commission dated September 21, 2022, Page 5, item 5, the plantings would have to be replaced and extended to the new pavement area, which should also be included as a condition of the special land use approval.

Mr. Brad Biskner, Powell Engineering, 4700 Cornerstone Drive, attending with the applicant, Mr. Josh Rotenberg, General Mills Supply. Mr. Biskner described some of the outdoor storage which he indicated the trailers are dropped off, the local businesses put their recycling materials in there and it is brought to the applicant's facility. Some of the baskets come back with the trailers which are set outside. Mr. Rotenberg commented there aren't many baskets but if the Commission would require them to be removed completely, they could do this. The items that come off the trailers full of recycling are not recyclable materials, they get sent back to the businesses from which they came from. It is offloaded within the applicant's facility; sometimes the receptacles are set outside for a brief time before they are reloaded on the trailer to be returned.

Mr. Biskner addressed on the special land use indicate the height of the doors shall not exceed 12 feet, and asked for the Commission to increase this standard. The trailers are 13.6 feet in height. The applicant asked for a waiver not to exceed 14 feet.

No public comments.

MOTION made by Commissioner Cousineau and seconded by Commissioner Grossi to approve **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 onsite. The property is in the M-1, Light Industrial District. The parcel number is 17-31-351-024; with the following conditions:

1. Site plan approval;
2. Any change in the outdoor storage use or user must be reviewed and approved by the City;
3. Any expansion of outdoor storage is subject to special land use review;
4. Verification of Fire Department and HRC approval of the circulation through the storage area and associated fire lane;
5. Review and approval of the other consultants, departments and agencies;

6. Limit outdoor storage of trucks and trailers from 30 to 71 spaces; an addition of 41 spaces;
7. Height of doors shall not exceed 14 feet (from the standard of 12 feet) to allow outdoor storage; and
8. Replace landscape screening and plant material that was required back in 2004 to be replaced and extended to new pavement area.

VOTE: MOTION CARRIED

All in favor.
Motion passes.

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.

Discussion:

The applicant is seeking site plan approval for expanded outdoor storage of trucks and trailers for an additional 41 spaces at General Mill Supply located at 50690 General Mill Drive. The property is on the north side of Pontiac Trail between Wixom Road and Old Plank Road. The property is zoned M-1, Light Industrial District where outdoor storage is considered a special land use.

Mr. Avantini asked the Commission to refer to CIB's letter dated September 21, 2022 for this project. There are a few items that CIB would like to see addressed in a revised site plan submission which they can review, administratively.

Mr. Avantini commented that a variance was originally approved for the setback from the west property line and they were of the opinion that because the applicant is expanding what was originally approved, that the same variance would still apply to the expansion with the same conditions. In addition, there would be the replacement of the trees, and the planting of additional evergreens along the property line to match what was originally approved for the site plan.

Mr. Avantini indicated they would also like to see a landscape plan. The applicant will install replacement trees which have to be included and accommodated on the landscape

plan in addition to the buffering trees. There is adequate room to accommodate the plantings. The revised landscape and site plan can include this, as well.

CIB recommends approval of the site plan with conditions outlined in their letter to the Commission dated September 21, 2022.

Commissioner Cousineau inquired about the variance regarding the ten foot setback on the west property line and the requirement of the ordinance of 20 feet. The applicant obtained a variance for ten feet with the proper screening, which was made as a condition of approval. It was CIB's interpretation that the applicant is requesting an extension from what was originally approved and still in compliance with the original variance that was granted by the ZBA. This would be a continuance of a previously granted variance of the side yard setback which has to be accommodated by landscape buffering that is not presently shown on the site plan, which could be approved administratively by staff.

Commissioner Cousineau indicated his only concern is the storage of the non-trailer equipment which he understood is temporary but sometimes those temporary things turn out to be permanent things.

Chairman Day indicated once this has been built out, if the applicant needs additional outdoor storage, they would have to come back before the Commission.

MOTION made by Commissioner Grossi and seconded by Commissioner Tacy to approve **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; with the following conditions:

1. Special land use approval for the outdoor storage expansion;
2. Administrative review of a revised site plan addressing the items noted above; and
3. Review and approval of all applicable consultants, departments and agencies.

VOTE:

MOTION CARRIED

All in favor.
Motion passes.

Call to the Public:

No public comments.

Staff Comments:

Assistant City Manager Benson commented Schafer Development that proposed a project on the Cavallero property was tabled by the Planning Commission subject to some desired revisions of the building aesthetics had contacted the City recently. Schafer Development plans to submit revised drawings. Their hope is to have a conceptual meeting with the Planning Commission to review their revisions which involve the rooflines and decreasing the density of number of units. An interest by Schafer Development is to have a conceptual meeting as opposed to a full submission to get better feedback before they do full drawings. Assistant City Manager Benson asked the Planning Commission if it is their preference to have Schafer Development fully submit their proposal and go through the entire process, given that they have been through the whole process previously. Chairman Day answered he was at the City Council meeting recently where the issue of conceptual meetings was addressed. There is some sentiment on the Council to do away from conceptual meetings. Chairman Day indicated he did not know if it was a directive at this point or how long the sentiment was across the Council. Chairman Day stated in this particular case, the Planning Commission had seen this project enough that they don't need another conceptual meeting. Chairman Day also indicated one of the comments that was made when this project last appeared before the Commission was that the applicant would give consideration to age restricting the tenants. Chairman Day indicated he would, personally, like to see age restricting the tenants. Some of the concerns as a Commission and the community, in general, may have in terms of adding additional rental units in our City.

Commissioner Tacy commented Schafer Development has appeared before the Commission numerous times. She indicated if they don't have a concept of what the Commission would like to see in this project, to revisit the Minutes. The Commission was clear the last time in terms of this project will be in the VCA, there are certain standards and desires for the VCA to set it apart from just any subdivision. Suggestions included pulling the front setback further into the rear; do away with the path down the back, so the public could not go through the backyards; and sidewalks. Chairman Day stated if Schafer Development returns, the Commission is not satisfied, and if the project can be tweaked, the project could be tabled again.

Assistant City Manager Benson indicated Schafer Development claims that the project is substantially different, but administration would work with Schafer Development to review their proposed revisions against the Commission's previous comments as opposed to another conceptual review discussion. Commissioner Tacy commented this project would be part of the VCA, the Commission is looking for a jewel.

Assistant City Manager Benson commented Biggby Coffee has reached back to the City and they are interested to move this project forward. The franchise may have been sold to someone else and now wants to move it forward.

Assistant City Manager Benson indicated that at the Maple Glen Development, there was a fire at an adjacent parcel, and the developer purchased this property to add to their condos. Everything else would stay the same, but there would be more units of the same. Ms. McIntyre indicated this addition would include two units and there should be very minimal impact on traffic.

Assistant City Manager Benson commented Mr. Doug Lewan, Carlisle, Wortman and Associates was in attendance tonight. City Council approved to move forward with Carlisle, Wortman and Associates as the City's planning consultants. This was a difficult situation all around but Mr. Benson indicated he appreciated the efforts of CIB Planning prior to this decision and throughout the early stages of this transition process. He appreciated CIB's professionalism now and moving forward. Mr. Benson thanked CIB for their services.

Commission Comments:

Commissioner Cousineau commented he was disappointed in the recommendation and the action by City Council regarding the decision to hire new planning consultants. He indicated he was disappointed for several reasons: One, there was no justification or need for a change; secondly, he was extremely disappointed in City Council in ignoring the Planning Commission and their recommendation. This was a huge disconnect. Commissioner Cousineau indicated it would take him a while to get over this decision and he may never get over it. Commissioner Cousineau indicated he does not agree with the decision, however, with that being said, he understood the situation and will be more than cooperative with the new planners moving forward. There is going to be a significant transition.

Mr. Avantini commented he could speak for CIB and all of the people working at LSL Planning in previous years, they have always appreciated working with the Commission, who always have been fair, and always treated CIB with respect and appreciation which is not always easy to get when working in communities. Mr. Avantini indicated they have truly appreciated all of the years that they have worked with the City and Planning Commission. Mr. Avantini commented there were some very challenging times such as the redevelopment of the Ford property, when there was not an overall plan to follow. This was planned as they went along which was challenging and working the way through the VCA plan which floated until something was agreed upon. This project has turned out well even though it is not totally complete. Mr. Avantini commented they have always appreciated working with the Commission and all of the different members over the years. It has also been nice to have the same chairman for all of this time, as well. CIB takes

great pride and will always think fondly upon the work that they have done with the Commission and will always have great things to say about the Commission.

Chairman Day thanked Mr. Avantini and Ms. McIntyre and the entire CIB unit for their help, guidance and professionalism that they have shown to the Commission and to him, in particular. He indicated he will miss working with all of CIB. Chairman Day shared Commissioner Cousineau's sentiments and he indicated this has not been a secret. The VCA, with CIB's help, has really given a whole new character to Wixom, due to no small part to the efforts of CIB.

Chairman Day commented on another matter regarding the Ford development, which has been shared by other members of the Commission, was disappointed in the look of the new buildings looking just like the old; the new buildings are not looking like a campus when all of the buildings look like carbon copies of each other. Chairman Day indicated he hopes moving forward to get more variety of architecture and turn this into campus-like, for a more attractive gateway to the City. If it is going to look like this, Chairman Day indicated this would not be a huge improvement over the assembly plant that was there in the past.

Commissioner Tacy inquired about the photocells along the front doors for the VCA that was part of the original requirement. Commissioner Tacy indicated nothing has happened. Commissioner Tacy commented this was part of the agreement and how those were to be constructed but somehow this slid by, and did not get installed. It is dark along there and doesn't look nice. Mr. Avantini commented they have talked to the developer at length, not only did the builder turn over the buildings to the condo association but when the recession hit, they were no longer involved in it. They had to buy back in to the property that they developed future phases. The property went back to the bank, some form of bankruptcy. They really have no connection to that property. Mr. Avantini indicated he had talked to Mr. Jim Clark regarding this and it was his concern that they really don't have the authority to make that sort of thing happen. Commissioner Tacy indicated this is a safety issue because the front doors are not lit. Mr. Avantini commented if the homeowner's association is interested in doing something, he would be happy to call Jim Clark. Assistant City Manager Benson commented his only concern would be borne by the members of the homeowner's association, more specifically, those individual condo owners, which may meet resistance.

Commissioner Tacy inquired by the VCA, Chapter 18.07, setting the subareas appropriate for the residential density by street which the concept was approved by the Commission on May 23, 2022. Commissioner Tacy indicated she has also inquired about this again on August 3, 2022. Commissioner Tacy asked when the Planning Commission was going to receive the wording and where this stands.

Assistant City Manager Benson indicated CIB did provide, recently, updated language. The intention would be to move this project over to Carlisle, Wortman and Associates.

The intention is to have a one on one study session with the Planning Commission to bring Carlisle, Wortman and Associates up to speed with not only this particular set of ordinances and various issues but also give the Commission an opportunity to discuss with them their expectations, verbally, not just written in the Minutes. Chairman Day commented this is a matter of great urgency because waiting on this could really cost us for years and years. Mr. Avantini commented the Smith Group was their subcontractor on the VCA ordinance amendments, and CIB teamed with them on the RRC project. CIB agreed to do the review process. If there are any questions, feel free to call Kathleen Duffy at Smith Group. CIB was the prime consulting firm on the DDA plan update and also the marketing branding strategy.

Commissioner Cousineau commented when The Learning Center returns before the Commission, they should bring material samples and color boards.

Commissioner Grossi commented he agreed with the sentiments of Chairman Day and Commissioner Cousineau regarding the change of the planners, but he looks forward to working with Carlisle, Wortman and Associates. Commissioner Grossi indicated he has been on the Commission since 2016 with CIB, Mr. Avantini and Ms. McIntyre. They have helped Commissioner Grossi learn a lot over the years. Commissioner Grossi commented he would miss them.

Commissioner Lawrence went on the record in supporting the same sentiments expressed by Chairman Day and the rest of the Commissioners. He indicated he would miss Mr. Avantini and Ms. McIntyre and thanked them for their services.

Commissioner Tacy commented her sentiments were the same as stated in the Minutes of the last City Council meeting.

ADJOURNMENT:

This meeting of the Planning Commission was motioned and adjourned at 8:50 p.m.

Mona Freiburger
Recording Secretary