

**APPROVED**

**11.9.2022**

**CITY OF WIXOM  
49045 PONTIAC TRAIL  
PLANNING COMMISSION MEETING  
MONDAY, OCTOBER 24, 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), Sandro Grossi, Mark Lada, Anthony Lawrence, Cheryl Tacy

**ABSENT:** Excused: Phillip Carter, Ray Cousineau

**OTHERS:** Douglas Lewan (Carlisle Wortman Associates, Planning Consultant); Drew Benson, Assistant City Manager & Director of Economic Development; and Cathy Buck, City Clerk

**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:**

None

**Correspondence:**

None

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

None

**Old Business:**

None

**New Business:**

1. **Special Land Use Review SLU #22-008 Sinister Auto Sales, LLC, 28351 Beck Road, Unit G-2, Wixom, MI 48393:** The applicant is requesting special land use approval for auto sales to occupy the existing facility located at 28351 Beck Road, Unit G-2. The unit is to be used for e-commerce exotic car dealership in this location. The business is for specialty vehicles which will only be stored indoors. There will be approximately 2-3 employees working on-site between the hours of 10AM to 5PM, Monday through Friday. The site is currently developed as a multi-tenant industrial facility. The site is zoned M-1, Light Industrial which allows for auto sales as a special land use. The parcel number is 22-08-426-029.

**Discussion:**

The applicant is requesting special land use approval for an auto dealership use to occupy the existing facility located at 28351 Beck Road, Unit G-2. The applicant notes they plan to continue their e-commerce exotic car dealership in this location. The business is for specialty vehicles which will only be stored indoors. The applicant indicates 2 to 3 employees will be working onsite between the hours of 10 a.m. to 5 p.m., Monday through Friday. The site is, currently, developed as a multi-tenant industrial facility. The site is zoned M-1, Light Industrial which allows for auto sales as a special land use.

The subject site contains an existing multi-tenant industrial complex. The subject site is surrounded by industrial uses. M-1 zoning is located to the north, south and east. IRO, Industrial Research Office is located to the west.

Carlisle Wortman Associates did a review of this project which was submitted to the Planning Commission. Carlisle Wortman Associates' letter dated October 19, 2022 outlines the Special Land Use Standards which identifies the Zoning Ordinance five (5) standards that must be met (Section 18.18.050 A-E). Carlisle Wortman noted that most of these issues are addressed in the body of their analysis and also provided a brief commentary on each of the five standards for reference. This letter is included in the Planning Commission packet. Page 3 contains an overall aerial photograph of the site; showing location of the unit under request for special land use. There will be no impacts to adjacent properties. There is no issue with the master plan in this area. There are no significant features that would be impacted; it is simply a use within an existing tenant space. The applicant will not build anything new; the applicant will not be impacting any steep slopes, wetlands, woodlands, etc. The applicant simply wants to occupy an existing tenant space within the industrial complex. Pages 4 and 5 of their report, particularly,

page 5, goes through special land use standards. There were taken directly from the zoning ordinance. Letters A through E in the report listed the actual standards that the applicant is supposed to meet. Carlisle Wortman believes the applicant has met those standards. The applicant did provide a floor plan in this submittal. The floor plan was hand drawn for purposes of this review. There were no internal changes that are occurring in the floor plan and no additional electrical, plumbing, construction that is happening within the unit. If changes are proposed, those changes would have to be provided to the building official for review. There is no intention of the applicant to do vehicle repairs onsite; the building is limited to storage and sales of automobiles. The applicant will have two to three employees. From the information provided by the applicant, Carlisle Wortman did not anticipate any changes to the essential facilities and/or services such as water, sewer, types of services.

Mr. Lewan commented this is a use for auto sales. It is not a car dealership; if not all, by Internet sales. The applicant applied for a Class B dealership license to be able to sell cars out of this facility. Class B dealership license is a license that allows an individual or a company to buy and sell used vehicles.

No variances have been requested or are needed.

There is a letter dated October 11, 2022 from the City Fire Marshall which approves the project as submitted. No review from HRC is needed.

Based upon the information provided by the applicant and the comments of this analysis, Carlisle Wortman Associates recommends approval of the special land use request for Sinister Auto Sales located at 28351 Beck Road, Unit G-2 with the following conditions:

1. The limitation of the use of the building as described in the special land use application including vehicular storage and sales, with no repair of vehicles;
2. Confirmation of internal changes to the unit based on the floor plan submitted and appropriate review of the City Building Official as required;
3. Improvements and modifications as determined by the Building and Fire Departments; and
4. Review and approval of other departments, consultants, and agencies.

Commissioner Lawrence commented there was a drawing included in the packet which is a layout of all of the buildings and is highlighted where J-2 is located. Commissioner Lawrence inquired if this marked area is in relation to the applicant's facility. Mr. Lewan indicated this question would be answered by the applicant.

Mr. Kyle Yaldo, applicant, 5365 Mavis Drive, West Bloomfield, MI 48322, introduced himself to the Commission.

Chair Day commented the applicant was wearing a T-shirt that says, "Sinister Auto Sales", and if he was already in business. Mr. Yaldo answered that he was trying to build a brand, currently.

Mr. Yaldo indicated he applied for a Class B Dealership License which takes approximately four months to be approved by the State of Michigan. The applicant will be operational immediately after approval.

Chair Day commented the applicant would be doing online sales but inquired if his clients would want to go to the facility to view the vehicles. Mr. Yaldo indicated they take very detailed videos of the vehicles, so they need open space and room to do the videos. They send the videos out of town to the customers/clients. The clients are usually looking for a specific vehicle, specific year, certain color combination and don't necessarily come to view the vehicle. They would allow the customer/client to view at the vehicle at the facility, if they are interested.

Commissioner Lada inquired how many vehicles a year the applicant anticipates to sell. Mr. Yaldo answered approximately 30 to 50 vehicles.

Commissioner Tacy inquired if the vehicles would be contained indoors; nothing outside for display. Mr. Yaldo answered yes; the vehicles will all be indoors, except for maybe a few hours for specific customers. Mr. Yaldo did not want the vehicles to be stored outside. There will not be any restoration of the vehicles outside. Mr. Yaldo also indicated he would not use the parking spaces for any of the vehicles outside except for his personal vehicles, to and from the shop.

Assistant City Manager Benson commented in looking at the hand drawing, it appeared this may have been a copy provided to Mr. Yaldo. The parking spaces may be referencing J-2. Mr. Yaldo indicated Assistant City Manager Benson was correct.

Mr. Yaldo indicated to the Commissioners that he drove in a 2019 Corvette Z06, black with red interior, if the Commissioners wished to view the vehicle.

No public comments.

**MOTION** made by Commissioner Lawrence and seconded by Commissioner Grossi to approve **Special Land Use Review SLU #22-008 Sinister Auto Sales, LLC, 28351 Beck Road, Unit G-2, Wixom, MI 48393**: The applicant is requesting

special land use approval for auto sales to occupy the existing facility located at 28351 Beck Road, Unit G-2. The unit is to be used for e-commerce exotic car dealership in this location. The business is for specialty vehicles which will only be stored indoors. There will be approximately 2 to 3 employees working on-site between the hours of 10AM to 5PM, Monday through Friday. The site is currently developed as a multi-tenant industrial facility. The site is zoned M-1, Light Industrial which allows for auto sales as a special land use. The parcel number is 22-08-426-029; with the following conditions:

1. The limitation of the use of the building as described in the special land use application including vehicular storage and sales, with no repair of vehicles;
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4. Review and approval of other departments, consultants, and agencies.

**VOTE:**

**MOTION CARRIED**

All in favor.

Motion passes.

**Call to the Public:**

None

**Staff Comments:**

Assistant City Manager Benson enjoyed and appreciated the conversations; they are working on updates on the VCA Ordinance and still on track for the second meeting in November to discuss this.

**Commission Comments:**

City of Wixom  
Planning Commission  
Monday, October 24, 2022

6

Commissioner Tacy commented she was thrilled that they had a new light on the bike trail going across Wixom Road but she also inquired if they are going to tweak the timing of the light. Assistant City Manager Benson indicated Oakland County assured him that they are working on the best way to time the light. The City is disappointed that they can't have it perfectly timed; in sync with the light, but they are working on solutions. Hopefully, there will be an update soon.

**ADJOURNMENT:**

This meeting of the Planning Commission was motioned and adjourned at 7:51 p.m.

Mona Freiburger  
Recording Secretary