

**APPROVED**  
**APRIL 3, 2023**

**CITY OF WIXOM  
49045 PONTIAC TRAIL  
PLANNING COMMISSION MEETING  
Wednesday, February 22, 2023**

The meeting of the Planning Commission was called to order by Vice Chair Tacy at 7:30 p.m. and the Pledge of Allegiance was recited.

<b>PRESENT:</b>	<b>Chairman:</b>	<b>W. Day (Exc.)</b>
	<b>Vice Chair:</b>	<b>C. Tacy</b>
		<b>P. Carter</b>
		<b>R. Cousineau</b>
		<b>S. Grossi</b>
		<b>M. Lada (Exc.)</b>
		<b>A. Lawrence (Exc.)</b>

<b>Administration:</b>	<b>Assistant City Manager:</b>	<b>D. Benson</b>
	<b>Planning Consultant:</b>	<b>D. Lewan</b>

**AGENDA CHANGES:** (None)

**APPROVAL OF MINUTES:**

**MOTION** made and seconded by Commissioners Carter and Cousineau to approve the February 6, 2023 Planning Commission Meeting Minutes as amended.

**VOTE:**

**MOTION CARRIED**

**CORRESPONDENCE:**

February 14, 2023 City Manager Update

**CALL TO THE PUBLIC:** (None)

**OLD BUSINESS:** (None)

**NEW BUSINESS:**

- 1.) PUBLIC HEARING FOR SPECIAL LAND USE SLU 23-001: 48260 FRANK STREET, WIXOM, MI 48393:** The applicant is seeking a special land use approval pursuant to Section 18.09.020. Schedule of Uses, to allow an automobile collision service establishment in the M-1, Light Industrial District. The parcel number is 22-05-476-026.

### Discussion:

Mr. Lewan explained that this was a proposed reuse of an existing industrial facility within the City. Because it was an automotive repair facility, also a collision shop, which falls into the definition of auto repair, it has to go through Special Land Use. The Commission must determine if this use is acceptable in this location within the City of Wixom. The proposal is on Frank Street. It is occupying an existing industrial facility and the applicant is proposing not to make any changes to the building or parking. They simply want to occupy the building as is and begin using the facility. The applicant did provide a brief project narrative that talked about the things they will be doing on site. They do indicate that all of the repairs will be done indoors. No outdoor storage is proposed; in fact, the standards for a collision facility indicate that outdoor storage of parts and materials are prohibited. Regardless of what the applicant may have said in their application, that is not permitted. Cars can be stored outdoors for a maximum of 48 hours and the applicant indicates that some vehicles will be stored outdoors while they are in the process of being repaired. That is fine as long as they are in the que to be repaired. It can be longer than 48 hours if there is a work order.

Mr. Lewan stated that they had no issues with the land use and zoning. This is firmly within the part of the City that is used for industrial-type uses and industrial uses are surrounding the site. This is proposed for uses that are industrial in nature in the Master Plan. Unless you drove down Frank Street, you would probably never see this facility. They had no concerns with natural resources on site, as the applicant has noted in their application material that they are not proposing to make any changes to the outside walls of the building. There are no changes proposed with the stormwater or sanitary sewer. There are five special land use standards found within the City's zoning ordinance and they found that the applicant has addressed those. There are no variances being requested. An existing site plan was submitted by the applicant and they are proposing no changes.

He said they were recommending approval of the Special Land Use as proposed by the applicant. There were a few conditions, such as the following:

- 1.) The applicant should confirm the days of operation.
- 2.) Any internal changes to the inside of the walls should be clarified and reviewed by appropriate City staff.
- 3.) Improvements and modifications should also be reviewed by the appropriate City staff.
- 4.) Review and approval of other departments, consultants, and agencies.

He noted that the Fire Chief was recommending approval and the Building Department pointed out all of the sections that they will have to address as part of the Building Code once they get passed this stage. In an area zoned industrial, it won't be viewed or observed by other business owners except the ones adjacent. He pointed out that the adjacent property owners were all notified by mail, so if they had any concerns about this use, they would have been here. He confirmed that they were recommending approval.

Commissioner Cousineau confirmed that the Commission was considering a Special Land Use only; there was no site plan. Mr. Lewan confirmed there was no site plan.

Vice Chair Tacy invited the applicant to the podium.

Raymond Shamoun, 48260 Frank Street, said this was an existing body shop in Wixom that he was moving to Frank Street because he wants his own building.

Mr. Grossi asked if he would be doing anything different than what he was doing now. Mr. Shamoun replied no. He will be doing the same thing. Mr. Shamoun mentioned that he has been in Wixom for 12 years.

Commissioner Carter asked about the days of operation. Mr. Shamoun replied that their hours would be Monday through Friday, 8:00 a.m. – 5:00 p.m. Commissioner Carter said he saw the comment regarding fluids being contained in the 275-gallon tank and he wondered how that worked. If his car got hit and was brought to his facility, would the fluids be removed from it? Mr. Shamoun replied that if his car got wrecked and was leaking antifreeze, by the time it got to him, it would be empty. Commissioner Carter confirmed that the expectation was anything that was sitting outside waiting to be processed would not be leaking. Mr. Shamoun replied that was correct. Commissioner Carter asked where that tank would be located. Mr. Shamoun replied it was inside the building.

Vice Chair Tacy asked about the average lead time for cars waiting for repairs. She also wondered if he had problems with multiple cars being held up on the lot. Mr. Shamoun replied that the cars would be waiting two or three days. Vice Chair Tacy confirmed that the 48 hours would not be an issue for him. He replied no.

Vice Chair Tacy read the Rules for Speaking at a Public Hearing and opened the Public Hearing at 7:39 p.m.

Damon Petres said he owns the property directly to the east at 48216 Frank. From his front door, he can't see anything over the berm. He could have cars parked in the front all day every day and it wouldn't bother him a bit. He didn't want to hold any business owner down who wanted to live a piece of the American dream and he suggested the Commission approve this request.

There being no other comments, the Public Hearing was closed 7:40 p.m.

**MOTION:** made and seconded by Commissioners Carter and Grossi to approve the Special Land Use SLU 23-001, at 48260 Frank Street, Wixom, MI based on the four findings outlined in Carlisle Wortman's Staff Report and noting that the days of operation were Monday through Friday, with confirmation of any internal changes to the unit and that floor plan be submitted and reviewed by City staff as required, with improvements and modifications as determined by the Building and Fire Departments, and with review and approval of other departments, consultants and agencies.

Vice Chair Tacy said there was a motion and support to approve the Special Land Use SLU 23-001: 48260 Frank Street, Wixom, MI 48393, parcel number 22-05-476-026 pursuant to Section 18.09.020 Schedule of Uses, to allow an automobile collision

service establishment in the M-1, Light Industrial District conditioned upon the following:

- 1.) Noting that the days of operation are week days, Monday through Friday, 8:00 a.m. to 5:00 p.m.
- 2.) Confirmation of any internal changes to the unit and that a floor plan be submitted and reviewed by City Staff as required.
- 3.) Improvements and modifications as determined by the Building and Fire Departments.
- 4.) Review and approval of other departments, consultants, and agencies.

**VOTE:**

**MOTION CARRIED**

- 2.) PUBLIC HEARING FOR SPECIAL LAND USE SLU 23-002: 47545 AVANTE DRIVE, WIXOM, MI 48393:** The applicant is seeing a special land use approval pursuant to Section 18.09.020. Schedule of Uses, to allow commercial recreation establishment in the M-1, Light Industrial District. The parcel number is 22-08-200-032.

Discussion:

Mr. Lewan stated this was another Special Land Use request to allow commercial recreation within an existing Light Industrial Multi-Tenant facility. This was a change of use, or reuse of a tenant space within an existing Light Industrial facility in the Avante Industrial Center. The applicant was proposing to establish a golf instruction space within this tenant space with some simulators and other equipment that would be used for golf instruction. This wasn't a place where people were going to come to hit into a screen. The primary use was for golf instruction. For the most part this will be by appointment. This was more of a golf instruction use on the site. Their review on pages 2 and 3 go over the zoning and the Master Plan. This area is within an area planned and zoned for industrial use. This is an existing industrial facility that is one tenant space within the facility. Because of that, they have no concerns with natural resources or stormwater and sanitary sewer. Page 5 of their report reviewed the five standards of Special Land Use. They didn't have any real concerns there except for one and that was that the applicant could provide a little more information on the parking that they think they need. He did discuss this with them when they first submitted and he didn't believe parking would be a problem in part due to the hours of operation. Their hours would be a little bit off from a typical business that might be located within that facility. When we come to Special Land Use, we are trying to determine if this use is going to have any negative impacts on the neighbors. In this particular case, there are some specific use standards for commercial recreation of which they found none. Many of those are set up for outdoor commercial recreation, like a softball complex with lights and loud speakers. This is a very small, one unit of an industrial facility. No variances were requested and there were no changes to the existing site plan. He said that they do recommend approval of the facility based on what the applicant has provided. They have provided some of their findings with their recommendation and some conditions if the Planning Commission does feel inclined to approve this Special Land Use. Those conditions were that the applicant confirm parking needs and that any kind of floor changes go through the proper channels in the City. The Fire Marshal has approved the proposed use and the Building Official

has stated there were codes that would have to be met once they were ready to submit for any internal changes on this site to the Building Department.

Commissioner Cousineau confirmed this Special Land Use was for one tenant spot in a large building. He said he didn't have an issue with this proposal, but he wanted clarification as to how this Special Land Use would apply. He wondered if it was a special land use that was directed toward the individual space, the building itself, or the property. Mr. Lewan said that in this particular case, it would be for the space. The property owner could have requested it for the whole building but they did not.

Commissioners Carter clarified that 47545 Avante was just for that one space. Mr. Lewan didn't know if that was the address for the entire building or just that one unit.

Mr. Benson added that the parcel ID number (22-08-200-032) would apply to the entire parcel. It would likely have its own mailing address but it was not an individual lot.

Mr. Lewan said that if that was a concern to the Commission and they wanted to make sure it was just that unit, that could be a condition of their approval. The condition could be that they were only approving the unit under consideration tonight.

Vice Chair Tacy stated that a report in their packet indicated this was specifically only for 47545 Avante Drive. The other ones all have different addresses.

Commissioner Carter was concerned about the Commission taking action for that specific parcel number, which applied to the entire building. It wouldn't matter what the address was. Mr. Benson believed they could add the additional condition that they were specifying for the unit address of 47545 Avante Drive and it would cover that.

Vice Chair Tacy invited the applicant to the podium.

Craig Piscopink, 47545 Avante Drive, explained that his business would be by appointment only. He was an individual PGA Golf Instructor and he has been in the business for 15 years. He needed a space for a couple of simulators.

Vice Chair Tacy confirmed that the most parking he would need would be for two or three cars at a time. Mr. Piscopink said that most of the time, the clients are dropped off. Also, he has a main location elsewhere so he might be at the Wixom location just ten hours a week. Most of his business happens on a weekend. Since his business is mainly for junior golf, he may be there from 2 p.m. until 7 or 8 p.m.

Commissioner Cousineau asked if this would be like an X-Golf. Mr. Piscopink replied no, this was not recreational. His business was tailored more toward development.

Vice Chair Tacy said that although the schedule of use was called a recreational use, that was not the use we were using. This was just where it would fall. Mr. Lewan explained that recreational use was the closest they could find.

Commissioner Carter asked if there would be any sales and Mr. Piscopink replied no.

Mr. Piscopink thanked the Commissioners for coming to this meeting since the weather was so bad.

Vice Chair Tacy opened the Public Hearing at 7:54 p.m. Since there were no comments from the public, the Public Hearing was closed at 7:55 p.m.

**MOTION:** made and seconded by Commissioners Cousineau and Carter to approve the Special Land Use SLU 23-002, at 47545 Avante Drive, Wixom, MI noting that was a specific tenant space within a building and would apply to that space only, and the recommendation would also include compliance with any and all recommendations of City staff.

Vice Chair Tacy said there was a motion and support to approve Special Land Use SL23-002 specifically for 47545 Avante Drive, Wixom, MI 48393, specific for this tenant's space that is located in parcel number 22-08-200-032, pursuant to Section 18.09.020. Schedule of Uses, to allow a commercial recreation establishment in the M-1, Light Industrial District, conditioned upon the following:

- 1.) The applicant confirms the parking needs.
- 2.) Confirmation of any internal changes to the unit and that a floor plan to submitted and reviewed by City staff as required.
- 3.) Improvements and modifications as determined by the Building and Fire Departments.
- 4.) Review and approval of other departments, consultants and agencies.

**VOTE:**

**MOTION CARRIED**

**CALL TO THE PUBLIC:** (None)

**STAFF COMMENTS:**

Mr. Benson said he wasn't sure of the last time he gave an update, but around this time last year, we had a Joint Meeting with the City Council, Planning Commission and other Boards and Commissions talking about the re-use of City property, specifically along North Wixom Road. He was excited to say that as of last week's City Council meeting, we were under contract to purchase the other two properties on the west side of North Wixom Road north of Mack Park. We have not closed those transactions yet, but we have come to an agreement and are working through the due diligence and environmental assessments. At that same meeting last week, City Council approved a proposal with Carlisle Wortman Associates, who were selected by the DDA for some visioning and design services related to this. The Planning Commission will be an important part of that kind of discussion and process. He told them to expect more updates and he anticipated that we will have another Joint Meeting to go over the concepts. He anticipated this Joint Meeting to happen sometime this Spring.

**COMMISSION COMMENTS:**

Commissioner Carter had a question about an item that was in the City Manager's Update regarding the Maple Road project. He asked the specific area of this project. Mr. Benson replied it would be on Maple Road between Wixom Road and Beck Road.

**ADJOURNMENT:**

This meeting of the Planning Commission was motioned and adjourned at 7:58 p.m.

Catherine Buck  
City Clerk