

APPROVED
MAY 1, 2023

**CITY OF WIXOM
49045 PONTIAC TRAIL
PLANNING COMMISSION MEETING
MONDAY, APRIL 17, 2023**

This meeting was called to order by Chairman Day of the Planning Commission at 7:29 p.m. at which time allegiance was pledged to the American flag.

PRESENT: William Day (Chairman), Cheryl Tacy (Vice Chairperson), Commissioners: Phillip Carter, Ray Cousineau, Sandro Grossi, Mark Lada, Anthony Lawrence

ABSENT: None

OTHERS: Doug Lewan (Carlisle Wortman Associates), Drew Benson, Assistant City Manager; 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:

None

Approval of Minutes:

MOTION made and seconded by Commissioner Carter and Commissioner Lawrence to table the April 3, 2023, Planning Commission Meeting Minutes; as Minutes were not included in the packet.

VOTE:

MOTION CARRIED

Correspondence:

April 11, 2023, City Manager Update

City of Novi – Notice of Intent to Amend Master Plan and Notice of Review Period for Master Plan Amendment

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 – SPR23-001: PEOPLE DRIVEN TECHNOLOGIES, 49106, 49070 and 49103 ALPHA COURT, WIXOM, MI. 48393:** Site Plan to construction a 27,000 square foot, 2-story office/warehouse building located on the three (3) parcels located at the cul-de-sac at the end of Alpha Court. The three (3) properties will be combined to accommodate the proposed development. The site is located north of I-96 east of Wixom Road. The site is zoned IRO, Industrial Research Office and is currently vacant. The parcel numbers are 22-08-326-023, 22-08-326-024 and 22-08-326-025.

Discussion:

The applicant appeared before the Planning Commission on April 3, 2023. At that time, the Site Plan Review was tabled in order for the applicant to present material boards for the Planning Commission to review.

The applicant is requesting site plan approval to construct a 27,000 square foot, 2-story office/warehouse building located on the three (3) parcels located on the cul-de-sac at the end of Alpha Court. The three (3) properties will be combined to accommodate the proposed development. The site is located north of I-96 east of Wixom Road. The site is zoned IRO, Industrial Research Office and is, currently, vacant.

In review of the site plan, Carlisle Wortman Associates noted the following general site plan requirements that are deficient as outlined in their Site Plan Review for City of Wixom, Michigan dated February 6, 2023 and revised March 21, 2023.

- “Not to be Used for Construction” must be noted on the site plan – this note is only provided on the architectural sheets (floor plan and building elevations)
- Improvements within 100 feet of the site (improvements to the east not shown on site plan)
- A general use statement including a general operations plan with a description of the nature of the proposed use or activity, noise impacts, hours of operation, and number of employees, etc.

Building Location and Site Arrangement; Essential Facilities and Services; Parking, Loading; Site Access and Circulation; Landscaping; Lighting; Signs; Floor Plan and Elevations are all outlined with comments on Carlisle Wortman Associates Site plan Review for City of Wixom, Michigan dated February 6, 2023 and revised March 21, 2023.

Recommendation by Carlisle Wortman Associates from Staff Report to the Planning Commission dated April 3, 2023.

The following should be listed as conditions of site plan approval:

1. Provide additional general site plan information, as noted;
2. Planning Commission to determine whether additional access is justified;
3. Review of site access and circulation by City Engineer and Fire Department;
4. Provide location and method of equipment screening to Planning Commission;
5. Provide details of all proposed signage including dimensions, illumination levels, etc., in accordance with Section 18.16.100.
6. Parcels must be combined prior to issuance of building permits.

Mr. Lewan commented this is the second time the Planning Commission has looked at the site plan. Mr. Lewan indicated he was not going to go over the site plan or analysis as in depth as last time.

This is a site plan; it is not a special land use. It is a use permitted by right, if the applicant meets all of the standards. From Carlisle Wortman's review of the ordinance and site plan, the applicant has met those standards with a few minor exceptions or conditions that could be placed on this plan.

Mr. Lewan indicated the applicant is to provide some additional site plan information. There are some notes that can be added to the revised plan that they will review prior to any start of construction. Those are relatively minor issues which has to do with zoning. However, those issue could be made a condition of approval.

Mr. Lewan commented an item was a review of utilities by the City engineer. The City's engineer's review is included in the previous packet which indicated review of all energy and all detailed engineering prior to the start of construction. This issue has been addressed. The Planning Commission is to determine whether additional access is justified. During the last review, it was discussed that industrial/commercial facilities are only to have one driveway access. The applicant is proposing two access points. It was Mr. Lewan's recollection that there was a general acceptance from the Planning Commission to allow the additional access point. However, since this case was tabled, this item would have to be discussed again by the Planning Commission. Review of site plan review and circulation by the City engineer and City fire department. This item

has been addressed because there are reviews from the Fire Department and City Engineer; neither of which have brought up any issues with the site access. The applicant is to provide location and method of equipment screening to the Planning Commission. The applicant did provide a note indicating that all equipment screening would meet City ordinance standards, but we wanted to see exactly what they were proposing. The item will remain outstanding. The applicant indicated they had no problem addressing any of the issues raised. The applicant provided sign information and/or is applying separately for all signage on the site. Lastly, these are three separate parcels which have to be combined as a condition of approval.

Mr. Jason VanRyn, Nederveld, Inc., the civil engineers, surveyors and landscape architects for this project. Mr. VanRyn indicated he was joined tonight by the representative from People Driven Technologies as well as the construction manager of the company. He commented the big issue that he recalled from two weeks ago was that they did not have any material samples of the building. They put together a board which shows those materials.

Mr. VanRyn indicated they did bring some pictures of the building in Byron Center. On the sample board, there are two different colors of block which will be used as a banding at the bottom of the building. There will be two different colors used to highlight the front of the building versus the sides of the building. The light color will be used at the front and then the darker gray color would be used on the north and south sides of the building as it runs toward the back. The black metal piece is the window frames and door frames. The lighter gray will be the main insulated metal panel to be used for the majority of the building. The blue metal is a banding that goes around the entry to highlight the front entry. There will also be some wood accents in each corner of that entry.

The headquarters in Byron Center is a little bit different color scheme. They used a lighter, more contrasting color between the entrance and the main building. It is a light color, dark metal around the entry; similar size and scale.

Commissioner Carter asked the Byron Center building doesn't look like the building proposed. He stated the building is a very nice looking.

Mr. Joe Zanchetta, Area Vice President for People Driven, indicated the Wixom building will be the East Michigan office; he stated they are one team, but Detroit has different customers or a different feel of customers. They have also learned some things from the first building that was built a couple of years ago; it is just a modification. The brand is set up through the website; the color scheme is very consistent with their marketing. The Wixom office is more with their corporate colors. The headquarters has a different feel, different users, more administrative.

Chairman Day commented he recalled their discussion of the two access points at the last meeting, and it was the consensus of the Commission that for circulation reasons and given the location, two access points was reasonable.

Commissioner Cousineau indicated he had a question for the applicant regarding the panels. He indicated they look like they are smooth, flush and no variegations, and no joints. Commissioner Cousineau stated he could not tell anything from the elevations as to what they look like because the building does look rather monolithic to him with very few colors. Commissioner Cousineau indicated he was concerned about the appearance of the panels, if they are totally flat.

Mr. Keith Norush, CarbonSix Construction commented they are flat panels but three-inch panelized, insulated metal panels with some gaps with seams where they join together. The size of the panel is six foot wide by ten-foot-tall which piece together.

Chairman Day commented this case was discussed fairly, thoroughly at the last meeting and was tabled, primarily, to see the material samples. Chairman Day asked if the Commission had any issues with the material samples being used. Commissioner Cousineau indicated the exterior elevations could be a little more creative; the panels could use some enhancement in terms of variegations to give more character, much better appeal, other than a smooth, flat panel.

Chairman Day commented he was pleased to see the number of windows.

MOTION made and seconded by Commissioner Lawrence and Commissioner Cousineau to approve **SITE PLAN REVIEW – SPR23-001: PEOPLE DRIVEN TECHNOLOGIES, 49106, 49070 and 49103 ALPHA COURT, WIXOM, MI. 48393:** Site Plan to construction a 27,000 square foot, 2-story office/warehouse building located on the three (3) parcels located at the cul-de-sac at the end of Alpha Court. The three (3) properties will be combined to accommodate the proposed development. The site is located north of I-96 east of Wixom Road. The site is zoned IRO, Industrial Research Office and is currently vacant. The parcel numbers are 22-08-326-023, 22-08-326-024 and 22-08-326-025; with the following conditions:

1. Provide additional general site plan information, as noted;
2. Planning Commission to determine whether additional access is justified;
3. Review of site access and circulation by City Engineer and Fire Department; believe item has been addressed.
4. Provide location and method of equipment screening to Planning Commission; applicant did provide a note indicating that all equipment screening would meet city ordinance standards, item will remain outstanding.
5. Provide details of all proposed signage including dimensions, illumination levels, etc., in accordance with Section 18.16.100.

6. Parcels must be combined prior to issuance of building permits.

VOTE:

MOTION CARRIED

Call to the Public:

No public comments.

Staff Comments:

Assistant City Manager Benson commented he was on vacation for the last meeting. He apologized for the missing items in the packet which was distributed to the Commission.

Assistant City Manager Benson indicated the City is in the process of purchasing a couple of parcels along North Wixom Road. They are on schedule to close by May 1, 2023. The City has begun the initial work in the planning process, and they are working out the public participation piece and opportunity for all of the Boards and Commissions, specifically, the Planning Commission to get involved with that process. Assistant City Manager Benson would anticipate whether it is via email or some level of discussion item on the Planning Commission agenda to have some renderings and some items to discuss.

Assistant City Manager Benson commented there has been an increased number of gravel haulers on Wixom Road in the last week or two. Two reasons: one, at the Wixom Assembly Park, they are bringing dirt in toward the pad for Building E. They are not going to build Building E at this time and plan to market it in the future as a build to suit. They would, obviously, have to get site plan approval and match the rest of the area. In the interim, they will be seeding, and it will be a grass area.

The other reason for the trucks has been for the I-96 project. MDOT and their constructors are proposing to have a concrete crushing and mixing plant on the remainder of the Ford property behind the Wixom Assembly Park. This is an item that will appear before the Commission, likely at the next meeting, for a temporary land use request which requires a public hearing. Mr. Lewan indicated Dan's Excavating submitted an application today. Commissioner Cousineau commented the petition was made by Dan's Excavating. Dan's Excavating contacted him today because he does a lot of work with them. Dan's Excavating let Commissioner Cousineau know that they had an issue with their plant operation and sent him a courtesy packet for him to view. Commissioner Cousineau stated it is very common in the business especially with a concrete manufacturing facility, a portable plant is what it is called, to erect those at a suitable site for a short period of time. Their time duration is from April until November,

2023. Commissioner Cousineau indicated he had no issue with anything in their proposal and he will not be attending the next Planning Commission meeting.

Commission Comments:

Commissioner Tacy inquired about the gates/railings for the bike path across the railroad tracks. Assistant City Manager Benson commented the gates/railings were already broken; he believed a car ran off the road and hit them. They are in the process of trying to figure out if there are any cameras in the area and working to get those back up with some better level of protecting them.

Assistant City Manager Benson also commented there will be a ribbon cutting ceremony for Phase Two on Saturday, April 22, 2023 at 11:00 a.m. The improvements to Mack Park will not be completed at this point.

Commissioner Cousineau indicated he would be out of town for the next Planning Commission meeting and requested to be excused.

Commissioner Lawrence inquired about the speed bump at Beck Road and Pontiac Trail. The road used to be nice and smooth, but when it was replaced a couple of months ago, going 32 mph, you now get launched into the air. Assistant City Manager Benson indicated there are a number of pieces related to the Road Commission's work on Pontiac Trail. This is one of them. There will be a meeting with the RCOC on May 3rd.

Commissioner Grossi commented the sign is not completed near the road at Longhorn Restaurant and needs to be bricked around the base. Commissioner Grossi inquired if the building was always red. Assistant City Manager Benson indicated the renderings it was a little less red.

ADJOURNMENT:

This meeting of the Planning Commission was motioned and adjourned at 8:00 p.m.

Mona Freiburger
Recording Secretary