

**CITY OF WIXOM
WIXOM COUNCIL CHAMBERS
49045 PONTIAC TRAIL
JOINT CITY COUNCIL, PLANNING COMMISSION,
DOWNTOWN DEVELOPMENT AUTHORITY, ZONING BOARD OF
APPEALS, AND PARKS & RECREATION COMMISSION MEETING
WEDNESDAY, MAY 31, 2023**

This meeting was called to order by Mayor Beagle of the Joint City Council, Planning Commission, Downtown Development Authority, Zoning Board of Appeals and Parks and Recreation Commission Meeting at 6:00 p.m. at which time allegiance was pledged to the American flag.

PRESENT: City Council: Mayor P. Beagle; Deputy Mayor T. Rzeznik; Councilmember P. Behrmann; Councilmember T. Gronlund-Fox; Councilmember P. Sharpe; Planning Commission: Chairperson W. Day; Commissioner M. Lada; Commissioner A. Lawrence; Vice Chairperson C. Tacy; DDA: Chairperson R. Meredith; Vice Chairperson C. Osburn; Board Member K. Guzowski; Board Member J. Buck; Zoning Board of Appeals: Board Member M. Schira; Parks and Recreation Commission: Chairperson J. O'Brien; Commissioner T. Menzies; Commissioner P. VanSickle; Commissioner J. Winters; Commissioner D. Williams

ABSENT: Excused: City Council: Councilmember K. Gottschall; Councilmember R. Smiley; Planning Commission: Commissioner P. Carter; Commissioner Cousineau; Commissioner S. Grossi; DDA: Board Member V. Willett; Board Member K. Rzeznik; Board Member M. Garmo; Board Member L. Payment; Zoning Board of Appeals: Chairperson J. Caplan; Board Member R. Thorsell; Board Member Winters; Board Member R. Cousineau; Board Member J. Hutchens; Board Member M. Helsom; Parks and Recreation Commission: Commissioner M. Chupa; Commissioner A. Churilla; Commissioner L. Ferrari

OTHERS: Steve Brown, City Manager; Drew Benson, Assistant City Manager and Director of Economic Development; Laura Cloutier, Executive Director, DDA; Deanna Magee, Community Services Director, Parks and Recreation; Carlisle Wortman Associates (CWA): Richard Carlisle; Chris Nordstrom; Matteo Passalaqua

Determination of a Quorum:

A quorum was present.

Changes or Additions to the Agenda:

None

Call to the Public:

(Limited to 5 minutes per speaker, addressing Agenda Items, only)

No public comments.

New Business:

1. City-Owned Renton Redevelopment Area

Discussion:

This meeting will provide feedback from vested stakeholders on the basic purpose, goals, and objectives of developing the site. Some initial concepts have provided a basis for the overall mixed use and massing that could exist on the parcels. It will be important to hone these concepts into a comprehensive outline of the community's expectations from future development.

Staff Report for the Joint Meeting dated May 31, 2023; Letter dated May 3, 2023 and May 24, 2023 to Mr. Benson regarding Renton Street Site/2024 Recreation Plan Community Input and Schedule; City of Wixom Zoning Map; Concepts 1, 2, 3, and 4; Retail Market Analysis; Retail Market Analysis Appendix; Letter dated May 23, 2023 addressed to Mr. Benson regarding Renton Redevelopment Area Engineer Report; Five Year Action Plan related to Parks and Recreation for the City of Wixom; are included in the packet.

Mayor Beagle and Assistant City Manager Benson thanked everyone for attending tonight's meeting.

Assistant City Manager Benson indicated during the meeting of March, 2022, they discussed many items related to downtown development. Since then, the City has made a lot of progress on the items which were discussed including changes to the Village Center Area, Zoning District, and working with the DDA to help facilitate some of the redevelopment projects, streetscape projects, etc. Carlisle Wortman Associates was also hired to serve as the City's planning consultant, and most excitedly, the City closed on the purchases of all the properties in the Renton Redevelopment area which is approximately four acres on the NW corner of Wixom Road and Pontiac Trail. This area

has been vacant for a long time and an area that was right for redevelopment given that the City has acquired the property to facilitate Phase 2 of the Michigan Air Line Trail.

Assistant City Manager Benson stated the Renton properties is under control and the Trail is in very good shape. The City has asked Carlisle Wortman Associates to help the City put together some data, images, and a package where the City can market this to a developer, not only in terms of uses but in terms of how we want to interact with our community.

The initial core and concept renderings that staff and Carlisle Wortman Associates put together are included for review and comments.

Mr. Richard Carlisle, Carlisle Wortman Associates (CWA) thanked everyone for attending and indicated it's a rare opportunity to be able to get everybody together in one room to collectively gather their thoughts.

Mr. Carlisle introduced Mr. Chris Nordstrom, and Mr. Matteo Passalacqua from CWA. Mr. Carlisle indicated CWA was asked to assist the City to conceptualize how a development should occur and how it could be organized on the Renton property. The images are concepts, and a developer may have a different idea but, ultimately, the City owns the property and could have control in how the property develops. Part of CWA's job is working with City staff to identify any potential challenges or obstacles. It is often a very powerful, economic development tool when you can assemble properties in cases where the private sector can't do.

Mr. Carlisle stated CWA was asked to establish a process of offerings to be identified and set up a process where there can be a selection for a qualified developer.

Mr. Nordstrom reiterated that the concepts are just concepts. The concepts were based off the west end retail for a general idea of the footprint in retail, square area, and requirements for height, setbacks, etc. In Concept 1, five stories, the maximum amount, were built in, and then stepping buildings down towards the elementary school.

Mr. Brown indicated, for a point of reference, Mr. Benson did an exercise taking the development and reoriented it north to south, east to west; the property fits the Country Corners development, including the parking lot.

Mr. Nordstrom showed the renderings to 3D scale to get an idea of what the building may look like. It is a blank slate, and there are no details, which was done deliberately. The first concept is to also get an idea of how a five-story building would look like from a street level. The green line in the renderings show the Air Line Trail and the yellow area is a 20-foot buffer on the outside. Concept 1 shows the parking area with two drives. This

was done in case there was some parking over by Mack Park; it is apparent that traffic issues along Wixom Road might make this difficult to accomplish. There is a general concept of seating areas on the outside, plaza areas, retail and then residential. This could be any number of configurations. There is no street parking, all the parking is in the rear of the property.

Mr. Nordstrom presented Concept 2, which isn't that much different than Concept 1; it is the same building. Two driveway configurations with parking immediately adjacent to Mack Park. The house proposed for use as a restroom facility is retained in this version. On-street parking is shown as parallel parking. The engineers expressed some concerns about street parking; an in-depth study could be done.

Ms. Jessica Buck, DDA, Board Member, inquired if the sidewalks were wider than the existing sidewalks. The existing sidewalk on the road is very narrow. Mr. Nordstrom indicated the design is for six feet wide sidewalks which is optimal for ADA compliance.

Chairman Day, Planning Commission, indicated parking is difficult on Wixom Road; he thought it would be a complete mess with parallel parking. The building front on Wixom Road with parallel parking may help with a usable front of building. There are a couple of buildings on Pontiac Trail on the south side that front onto the municipal parking lot; they do not front on Wixom Road. Chairman Day indicated he would hate to see that happen here.

Chairman Meredith, DDA, indicated there are less than 100 parking spots in each concept. Assuming there are reserved parking spots for apartments, this would take up half of the parking spots in the lot. The customers would not be able to utilize the reserved parking spots. Mr. Meredith thought it would make more sense to have a single entrance off Wixom Road, not two.

Mr. Nordstrom stated the idea was to pull straight across from the other drive to minimize traffic conflict. There are infinite ways to make this work.

Concept 3 is showing one driveway configuration with entry aligned with Johanna Ware West. Two buildings are provided on either side of the drive. Parking is provided immediately northwest of Mack Park. The house proposed for use as a restroom facility is retained in this version. On street parking is shown as angled (60 degrees) parking. The challenge of having two buildings drives the costs up, dramatically.

City Manager Brown indicated in the corner of Mack Park, there is a shelter purchased and walkways which is being reflected in the concept. There is also a replacement clock.

Assistant City Manager Benson spoke about the house on the property. The house is 600 square feet located behind Meemic Insurance. It is occupied and in good shape. There has been discussion over the years regarding public restrooms located somewhere in the downtown area. What is the most cost-effective way to install public restrooms? This was one idea considering the City now owns a small structure with existing water and sewer. This may be one of the more cost-effective ways to build a new restroom facility in the downtown area. There are leases in place through, potentially, as late as January, 2024 on the house. The buildings could be taken down or repurposed for restaurants, etc.

Concept 4 is identical to Concept 3, except that the first building is limited to four stories. Monolithic trees are shown which are approximately 25 to 30 feet tall. Once matured, the trees would help mask the background. The final model would be more realistic.

Assistant City Manager Benson indicated there will be an opportunity to see one or two concepts overlaid with the design guidelines for the VCA district onto the concept buildings.

Mr. Nordstrom indicated there was some feedback earlier with the idea of developing one building and then including an entrance drive closer to the north side. The challenge would be a jog intersection which could be an issue for traffic planners. The other idea was to keep the driveway straight and have just one building but this could be a challenge for emergency vehicle access. There are many iterations. Mr. Nordstrom indicated he favored the staggered drive entrance, but it is questionable.

DDA Vice Chairperson Osburn indicated she had a question with the two entrances, assuming traffic would be entering and exiting on both sides. Mr. Nordstrom stated it would be two ways but could be one way traffic. Vice Chair Osburn stated at her old location, one drive was one way and inconvenient. Mr. Nordstrom indicated if there was a second access point by Mack Park, the only way it would realistically work considering traffic constraints would be to make this the exit point. The northern point would be two ways, in and out.

DDA Vice Chairperson Osburn questioned when the renderings were developed, was the crosswalk for the trail installed at the light? DDA Executive Director Cloutier indicated her only concern with the two entrances and exit points is that there is one way across the street at Sibley Park and people go the wrong way all the time.

Deputy Mayor Rzeznik indicated he did not, personally, like Concepts 1 and 2. There has been some feedback from one of the Councilmembers, who is not in attendance, that there is a lot more asphalt. Deputy Mayor Rzeznik liked the idea of advocating growth, but the models look too industrial; breaking it up for one entrance helps with the

aesthetics. Deputy Mayor Rzeznik liked the idea of one, two-way entrance which is in line with the current street there. He indicated one of the concerns he had with any on street parking, Deputy Mayor Rzeznik echoed Planning Commission Chairman Day's comments, that angle parking would not be good; and if anything, parallel parking. 90% of the residential units are north of this property; residents would want to turn left and go westbound in Wixom which would be very difficult. With the parking lot behind the building, they could make a left turn. Deputy Mayor Rzeznik stated he liked the idea to maximize the outdoor possibility for outdoor dining; people love to be outdoors in nice weather. He also liked the idea of taking the amenities from the existing house for public restrooms to be available; and possibly a butcher, a baker, and/or a bike shop because there will be a lot of cyclists going there the area. Deputy Mayor Rzeznik reiterated no angle parking, parallel parking, if anything. For young families in any new development, walkability was an attraction that drew him to Wixom and the fact that there are Mom and Pop restaurants and bars, not chains, is very important. Deputy Mayor Rzeznik stated to keep this in mind and find a way to tie it into the existing Air Line Trail.

Mr. Carlisle commented it is important to note from the retail marketing analysis that the types of businesses referred to in the discussion, there is a market for those within the City of Wixom, both within one mile and a three-mile market area radius. Different businesses draw from different market areas. In a case such as restaurants, and specialty shops, it has been their experience that those shops draw from larger market areas because they are destination points.

Mr. Carlisle indicated Wixom is exporting a lot of their spendable dollars elsewhere; outside of the immediate market area. There is room for growth in Wixom. Part of the challenge will be finding businesses with the wherewithal to open those kinds of small businesses. For the most part, the types of uses that would fit into a building or buildings shown are the smaller, specialty shops, entertainment, and food. Food is always a big market and, consequently, the studies and data shows that Wixom has the capacity to be able to attract more of those types of businesses.

Planning Commission Chairperson Day indicated he could not imagine a five-story building that would not look out of place in the Village Center Area (VCA). In terms of a five-story building, 39 apartments next to a railroad track, Planning Commission Chairperson Day stated he did not know what kind of tenants would be attracted there. He stated there is a lack of medical offices in Wixom, which may be a good market in terms of a second floor. Planning Commission Chairperson Day indicated five stories would look horribly out of place with Country Corners, the bank and including the west retail development area. He indicated three stories would be fine. Planning Commission Chairperson Day stated his image for Wixom would be similar to Milford or Northville where they do have taller buildings, but they are not in the downtown.

Mr. Carlisle stated this is a fundamental point that is raised here, the final phase of talking to developers and the economics is going to be driving this part of the discussion. He understood the issue of aesthetics because of the way the buildings can be designed, but ultimately, he indicated they would be faced with the decisions of what massing they would be willing to accept.

Assistant City Manager Benson indicated the west retail building is built out as office, at least half of it is; two to the three office units in there are, currently, unoccupied or seeking new tenants. One is for sale; one is for lease and have been for the last four months. There are numerous spaces within Wixom that would be good fits for medical offices and none of them get developed or none of them fill out that way. There is a new dentist downtown to reoccupy the existing building. Assistant City Manager Benson indicated, realistically, office is not going to sell.

City Councilmember Sharpe commented he liked several things Deputy Mayor Rzeznik said about building connectivity to the roads, and concerns about any parking on Wixom Road. He indicated most people do not know how to parallel park; especially on Wixom Road with traffic. City Councilmember Sharpe stated he did have concerns regarding cohesiveness with the rest of Wixom. Hopefully, this development would tie in some of the businesses; they are all different. He indicated a lot of small towns in Michigan have something that Wixom is striving for, but it is hard to put a finger on it. Photographs of these towns would help to visualize. City Councilmember Sharpe commented these concepts look industrial.

DDA Chairperson Meredith indicated he prefers the single building with a single entrance on the north side, closer to the bike path. Assistant City Manager Benson indicated they could design a concept that show this example. The Road Commission has not given their preliminary review on behalf of the concepts.

City Councilmember Behrmann commented when it was determined that the City wanted to buy these remaining properties, the discussion was for this to be for economic development. Although, he liked the idea of restrooms downtown, City Councilmember Behrmann did not think this is the location for restrooms; having a restroom in front of prime real estate for a restaurant, etc., would be an eyesore. To save a little bit of money on water and sewage hookup, this would not be the location and to look elsewhere to build public restrooms. Councilmember Behrmann indicated he would like to see all this property going to economic development because that was the plan from the beginning.

Councilmember Behrmann stated Country Corners is a one-story complex with 130 parking spaces. A concept with five stories with possibly 90 parking spaces on a busier road is a little over ambitious. He indicated there is no way to put a five-story development here with the square footage on this piece of property because a lot of the property was lost by installing the Air Line Trail. It is not the same piece of property as Country Corners.

There are 30 to 40 less parking spaces on a busier street with no on street parking. Councilmember Behrmann indicated he was fine with a building as tall as it can physically be, but with enough parking. He did not think angle parking would work; one entrance is always going to be better than two entrances. It would also depend upon who is bidding on it to do the project. Councilmember Behrmann agreed with City Councilmember Gotschall's letter that if there are restaurants, bars, and other businesses downtown, these should be venues that people who are on the trail are stopping at to go to; and they can use their restrooms; or the fact that there are public restrooms right down the Trail at the park. There are options out there for them. In reference to parking, which is not in any of the plans, the City does own the piece of property right across the Trail in front of the school which is vacant. Potentially, if more parking is needed, this could be more parking for this development. As proposed, five stories is not going to work with 90 parking spaces.

Planning Commission Vice Chairperson Tacy indicated she agreed with a lot of the points that City Councilmember Behrmann made. Her initial thought with looking at the renderings is that five stories is too imposing for that area of the City. It is not the right placement for downtown since the area is only two or three stories. To her, it felt like it was more feasible for Assembly Park; it is too tall, and very industrial. Planning Commission Vice Chairperson Tacy stated she was not in favor of anything higher than three stories. She was interested in keeping the restrooms but listening to City Councilmember Behrmann's points, she agreed; maybe signage should be installed for public facilities further down at the park. Planning Commission Vice Chairperson Tacy commented she was in favor of keeping whatever we can in terms of a plaza to invite restaurants because she would love more restaurants in the downtown. She was not a proponent for parking in front, it is hard enough to get through there as it is. She understood that we want to make it look like it is fronts of buildings, but she could not imagine trying to unpark herself in front. Planning Commission Vice Chairperson Tacy indicated in speaking with young people, they would be thrilled to live over any of the commercial properties in the downtown, specifically; but they would be opposed to living next to railroad tracks. She also agreed with keeping one road towards the north end; she did not see how anybody would get out unless there was a right turn exit only.

Mayor Beagle commented he would be opposed to any type of parking along Wixom Road; he would also prefer one entrance. He was concerned and always heard that there are too many apartments in Wixom, and then the first thing we are going to do is build a new development downtown with 39 apartments. Apartments with respect to a living style and market saturation. Keep it three stories and make one story with flats that would help with some of the parking issues and draw some people in. Mayor Beagle indicated he would not be in favor of 39 apartments.

Planning Commissioner Lada commented he liked the single access point. He asked if there is a reason why there are two buildings and if the second smaller building could be

parking only. He indicated he would hate to see one building go up and then the building stays vacant for a decade. He also agreed that he would rather see some type of townhouses go in there such as a larger, high-end lofts or something like that.

Planning Commission Chairman Day commented larger, higher end, especially if it is going to be next to the railroad tracks.

Zoning Board of Appeals Board Member Schira inquired if the lot that is not developed yet allows the same type of development today with the current zoning. Assistant City Manager Benson answered yes, they are zoned the same. The lot has been vacant for 15 years, Zoning Board of Appeals Board Member Schira indicated we need to let that happen first, then decide what to do here.

Assistant City Manager Benson commented one of the key differences is, the City controls this property; we can have some say of getting someone who wants to do the project. Unfortunately, the City doesn't have any control over the other property of selling or doing the project. Zoning Board of Appeals Board Member Schira indicated if the market doesn't demand that there, then why push this development. City Manager Brown stated it is the same ownership as the east retail that hasn't moved either. The owner doesn't want to develop it. Assistant City Manager Benson commented there is market demand that shows there is a demand for space; they don't make the investments to create them. DDA Executive Director Cloutier commented in the last six months, they have brought in at least five potential tenants to that property owner. The price per square foot the property owners want to charge is \$35 a square foot; no potential, new business can afford that price. This development is a way to get those businesses that want to be in downtown.

DDA Board Member Kaitie Guzowski commented she is a downtown resident and has lived in the building next to the Genisys Credit Union since 2015. She has experienced all the building, noise, and trains, etc. She stated you get used to the train noise, but that's part of the deal when you are buying downtown. DDA Board Member Guzowski stated she is the target age and demographic, and she would love to own a condo there; living on top of retail is a big thing. The downtown area is walkable, and you don't have to leave for the whole weekend. There are a lot of options regarding residential, but the number of apartments planned is far too many. She stated to stay proportionate to the parking arrangement. She suggested possibly five, two floor townhouse condos, not 39 apartments. Every unit should have at least two parking spaces. DDA Board Member Guzowski, originally, thought she was pro parallel parking but there were good points made about getting out of the parking spaces on Wixom Road. With the living situation, she has noticed there is nowhere for the residents to take their dog to go to the bathroom except for the piece of grass between the sidewalk and the road; include some yard or grass area for residents and pets. DDA Board Member Guzowski commented she was in favor of having a public restroom downtown but not in the restaurants. The DDA is pro

social district. The restroom down the trail is not a good spot for the downtown area. She suggested possibly the breezeway area near Dairy Queen would be a place for a small public restroom tucked inside there.

City Councilmember Gronlund-Fox commented she liked the idea of flats. She did not like the idea of four or five stories but three stories. She understood the comments regarding the trail noise but in talking with people that live by trains, they don't hear them anymore. It has character. City Councilmember Gronlund-Fox indicated she did not like the idea of any street parking, it is too busy of a road. She inquired if they talked to public safety about the single access point. Assistant City Manager Benson commented he did not talk to the police department but from the fire department's perspective, they would have to go over the turning radius, but in general, there were no concerns. She indicated she has seen other developments with one, single point of entry/exit and a separate area for emergency access. As far as the restrooms, at first, she liked the idea but after hearing City Councilmember Behrman's issues, she can visualize sitting out there and not wanting the restroom there. Also, City Councilmember Gronlund-Fox indicated we need to think about the upkeep and the maintenance of a restroom. She liked the idea of the placement of a public restroom by the Dairy Queen.

Parks and Recreation Commissioner Dan Williams stated he did not care for the idea of having additional apartments in the City of Wixom; there are plenty of apartments, currently. Apartments represent transient people. To attract people to the downtown area, bigger townhouses or condos would coincide with the rest of the downtown area.

Parks and Recreation Chairperson John O'Brien commented he liked the idea of everything towards Pontiac Trail and just one entrance, and no more than four stories. Definitely, no parking on Wixom Road. Townhouses would be great but asked if they have seen townhouses work in a setting like this. He also asked if there was feedback to make this development work. Parks and Recreation Chairperson O'Brien stated he did not think they would not have any trouble moving those units, it is part of the ambience. He suggested including the public restrooms built into this facility and/or address the need for restrooms for that area as well as the one that that are further down. City Manager Brown indicated one of the alternatives they have spoken of is incorporating the restrooms into the actual building. Assistant City Manager Brown commented we must figure out how to maintain or separate the unit. It would be difficult to convince a developer to maintain a public restroom.

Planning Commission Vice Chairperson Tacy commented she liked the idea of putting the bathrooms in the building but while looking at it, not only for the Junction, but as a perk for the Air Line Trail. It is difficult when you are riding many miles where to stop if you are not ready to hit a restaurant. It would be great for the community because they would have to get off their bikes to walk around. The lot in front of the school, which was

mentioned earlier, can be piggybacked on, in terms of getting that paved and turned into parking. The school would love it and it would give the city parking since we own it.

Assistant City Manager Benson indicated it would be a question of how to connect it, access it; do you access directly from Wixom Road, or do you access through the school and go into their parking lot? Also, technically, the VCA ordinance doesn't allow parking in front of structures or on the street. The intention is that it is tucked behind buildings. It would be contradictory to the visual intention but there is flexibility, and something that we haven't talked about as part of this. There is a half of an acre that could be developed and several options that the City could consider such as selling to the school, selling to a developer, turn it into parking.

DDA Board Member Buck commented we do need public restrooms in the downtown. The west end common area, the lot across from Drafting Table, is very expensive to develop but she thought it needs to be a priority at some point. She was opposed to parking on Wixom Road, it is already a scary road to drive. The parking spaces concerns her with the fact that behind Drafting Table which has approximately 100 spaces, the parking lot is full when they have an event. A three-story building should be the maximum.

Deputy Mayor Rzeznik indicated while we make our travels this summer and visit cities such as Petoskey, Elk Rapids, Boyne City, East Jordan, etc., you see the public restrooms built into the pavilions. He suggested to take pictures of them. The public restrooms are built into other useable spaces.

Planning Commission Chairperson Day commented he did not think public restroom needs to be an eyesore. It would depend on how it is designed. It could be a destination on the trail. Once you are off your bike, if you've got signage there telling you what Wixom has to offer, they will go and look at it; just as you go to a rest area along the highway, there is signage about where you are and what's available. Public restrooms can draw more people into our downtown.

DDA Executive Director Cloutier agreed that there is a need for public restrooms in some form whether it is in the old house or built into the structure. She has seen signs at some businesses because the concerts are starting, no public restrooms. We want people in our businesses spending their money but if you have a small child in tow that must go to the bathroom, and there are no public restrooms, that is a problem.

DDA Board Member Guzowski inquired if underground parking would be an opportunity here. Mr. Carlisle answered probably not; it is cheaper to build up for parking than to build down. Either way, it becomes cost prohibitive with \$30K as a starting point. Also, the water table has been a problem in Wixom.

City Councilmember Sharpe commented he could go either way on the restrooms. He first thought was that it was a good idea, then Councilmember Behrmann made some great points. Deputy Mayor Rzeznik also brought up good points when you've got downtowns, you want to draw people to downtown, that's one of the basic human functions you must serve. City Councilmember Sharpe indicated we need a public restroom, but somebody has to open it, close it, and clean it. He also commented downtowns and railroads go together. That's how downtowns were formed was for railroads. We don't like it because it hurts our traffic. Downtown Royal Oak is booming, and they have five tracks running down the middle of town. Good points were made, and you get used to the railroad noise.

City Councilmember Behrmann indicated there were a lot of comments on the restrooms; he was not opposed to a restroom downtown, a restroom downtown is a good idea, but he did not think that's the spot to put it. When you are entering the City, you will see a brand-new pavilion, it's going to have Wixom on it, and a brand-new clock.

Assistant City Manager Benson indicated if there are any questions or comments, to forward them to him.

Assistant City Manager Benson commented there was a discussion regarding density, stories of buildings, uses and concerns about apartments, etc. The VCA ordinance, currently, requires two stories for all developments and waived in cases where it is not feasible. Regarding parking, we know Country Corners fills their parking lot with one story, a developer may say that two stories isn't feasible. There are ways to make buildings look taller, to look like two stories. Assistant City Manager Benson indicated he wanted to ask this question; it would help as we get further down the path of knowing whether that is. Full no go, and how would it be received.

DDA Board Member Guzowski commented she would really like to see some condos there; she thought there is a huge market, she loves living downtown, it is a great, little town. She would like to see it privately owned housing; owner occupied.

Planning Commission Vice Chairperson Tacy commented she did not want to sacrifice any of the downtown property for anything that resembles a strip center; it must be two stories at a minimum. She stated we are trying to recreate the downtown feeling and she does not want strip centers in the downtown.

Assistant City Manager Benson thanked everyone for the great discussion.

Carlisle Wortman Associates letter dated May 24, 2023 addressed to Mr. Drew Benson, Assistant City Manager & Director of Economic Development included an overview of the

Renton Street Project as well as a timeline, key dates, and general information for the ongoing Parks & Recreation Master Planning efforts which is included in the packet.

Carlisle Wortman Associates proposed the following process and general timeline to best position the City for quality development opportunities:

- Meet onsite with CWA and City to discussion objectives and roles with the site's development;
- Finalize the Request for Qualifications (RFQ) packet;
- Work with City Management to distribute RFQ's to prospective developers;
- Schedule pre-proposal meeting with interested developers and City Management;
- Interview selected developers based on evaluation of RFQ's.
- Assist City Management with recommendation to Council regarding developer of choice;
- Work with City Management and Attorney to prepare a Development Agreement for approval.

2. Parks & Recreation Master Plan Introduction

Discussion:

The City of Wixom maintains a comprehensive Parks & Recreation Master plan that guides the City's recreation and park needs/desires for its residents over a five-year period. Having an updated plan allows Wixom to be eligible to receive Michigan Department of Natural Resources (MDNR) grants, with the requirement that municipalities update their Parks and Recreation Master Plans at least every five years. This plan was last updated in 2018, and is, therefore, due for review in 2023. The City has contracted with Carlisle Wortman Associates to help prepare the 2024-2029 Parks and Recreation Master Plan Update this summer.

The Parks and Recreation Master Plan includes a wide range of information, which is informed through public engagement processes and analyses of key local and regional data. Below is a summary of what is traditionally included:

- An inventory of current or planned City, School, Country, State and regional recreation assets and programs.
- An overview of the City's planning & administration resources for its recreation assets and programs and desired future outcomes
- An in-depth analysis of the current assets and service areas to determine needs, priorities, and areas of focus based on the demographic and cultural needs of the community.

- A summary of specific goals and objectives, as well as a five-year recommended action plan.

Mr. Nordstrom indicated there are three different grant programs that proposals were made which range from \$150K up to \$500K for development; and an unlimited amount for acquisition properties. He indicated he has been working on the community background and doing an ADA analysis over the next month, taking photographs, etc. In the ADA analysis, we need to make sure that the parks are accessible and meet the American Disabilities Act.

Mr. Nordstrom commented they are about to release a public survey which will be available online. There will be hard copies available at the community center. The goal is to have that run through mid-July. The information will be correlated, a report will be prepared and brought back to the City in August. The goals and objectives will be revisited. Part of the recreation plan process involves having a 30-day review period at the end of this. The plan will be available for everyone to read. The plan will be publicly noticed. Once the public hearing is complete, it will go to City Council to be adopted. The plan must be submitted to the DNR by February 1, 2024 to be eligible.

Assistant City Manager Benson indicated one of the key reasons to have this, even in the preliminary stage in front of the group, is that the Parks and Recreation assets touch every Board and Commission here. The Planning Commission, when they are reviewing to develop a subdivision, for example, requires recreation assets.

DDA Chairperson Meredith inquired where the collaboration of the park with the DDA and Parks and Recreation fits on the ADA scale of 1 to 5. Parks and Recreation Community Services Director Deanna Magee the park would be ADA accessible, and it is mandatory to make the path into the playground ADA accessible. There are tentative drawings, currently, but the building of the park isn't until 2024.

Deputy Mayor Rzeznik asked if the public input section will be online and sessions for people to come in. Mr. Nordstrom answered the challenge of having a SHAREit in the summer time is lack of participation to make it work. This could be considered, if it is something that is felt strongly.

Deputy Mayor Rzeznik inquired if there was a strong turnout in 2017. Parks and Recreation Community Service Director Magee answered no; typically, in any of the master plans that she has done, there has been a low turnout. At this electronic age, people may take the survey and there is better feedback. They are looking forward to getting some of the input from the community. Deputy Mayor Rzeznik suggested having a table at the concerts for people to take the survey.

Mr. Nordstrom commented if anyone has any additional comments or input to feel free to contact him at CNordstrom@CWApplan.com or Parks and Recreation Community Service Director Magee.

Mr. Carlisle indicated it is important for members in this room tonight to help market the survey, as well; talk to their friends, neighbors, and make them aware that the survey is out there, and their input is really viable.

Call to the Public:

Ms. Nancy Dingeldey, resident, commented it was a great idea for everyone to come together and discuss tonight's topics. In her time on the Council, this never happened and there was not interaction between the other Boards and Commission. This is a great idea. She also indicated the project on Wixom Road, the land acquisition, was a good idea.

ADJOURNMENT:

This meeting of the Joint City Council, Planning Commission, Downtown Development Authority, Zoning Board of Appeals, and Parks & Recreation Commission Meeting was motioned and adjourned at 7:50 p.m.

Mona Freiburger
Recording Secretary

Approved 6-27-2023
