

APPROVED
JULY 17, 2023

**CITY OF WIXOM
49045 PONTIAC TRAIL
PLANNING COMMISSION MEETING
MONDAY, JUNE 5, 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: Ray Cousineau, Sandro Grossi, Mark Lada, Anthony Lawrence

ABSENT: None

OTHERS: Laura Kreps (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 Lawrence and Commissioner Lada to approve the May 15, 2023, Planning Commission Meeting Minutes, as submitted.

VOTE:

MOTION CARRIED

Correspondence:

None

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

No public comments.

Old Business:

None

New Business:

1. **PUBLIC HEARING FOR TEMPORARY LAND USE PTLU23-002: 49438 PONTIAC TRAIL, WIXOM, MI. 48393:** The applicant is seeking a one-year temporary land use permit under Section 18.12.180 Temporary Uses to permit the one-year renewal of an outdoor dining area at 49438 Pontiac Trail. The parcel number is 17-31-478-007.

Discussion:

The Drafting Table Brewery Company has requested a one (1) year extension of the outdoor seating temporary use approved last year for a period of twelve (12) months which will expire on June 6, 2023.

Temporary Use Standards with Carlisle Wortman Associates comments and Project Site are included in their letter to the City of Wixom Planning Commission dated May 30, 2023.

Recommendation by Carlisle Wortman Associates, Inc.: Based on the information presented, Carlisle Wortman Associates recommends approval of the temporary use extension for an additional twelve (12) months expiring on June 5, 2024, with the following items being addressed prior to the start of operations:

1. Review and approval by the Building and Fire Departments;
2. The temporary outdoor seating is permitted for an additional twelve (12) months (expiring prior June 5, 2024);
3. Compliance with all applicable building, ordinance, and public safety requirements.

Ms. Lara Kreps, Carlisle Wortman Associates, commented it was a pleasure to meet the Commissioners this evening. In the review, the Drafting Table Brewery Company has requested a one-year extension of the outdoor seating temporary use approved last year with the same seating arrangement. Carlisle Wortman Associates' review includes the above conditions for approval.

Chairman Day commented he assumed there were no complaints or problems last year. Assistant City Manager Benson stated there were no complaints and no responses from property owners within 30 feet of the Drafting Table Brewery.

Ms. Kristin Rzeznik, Co-owner of the Drafting Table Brewery. She commented people love sitting outside and love to bring their dogs. The outdoor seating which includes the parking lot was expanded during COVID. Other tenants have outdoor seating but have limitations with space with being able to not block ingress/egress. Their parking lot allows for their customers to enjoy their seating, as well. Drafting Table is working on a permanent solution and want to make sure it fits the needs of their customers, the City and their landlord, Mr. Poota.

No public comments.

MOTION made and seconded by Commissioner Cousineau and Commissioner Lawrence to approve **TEMPORARY LAND USE PTLU23-002: 49438 PONTIAC TRAIL, WIXOM, MI. 48393**: The applicant is seeking a one-year temporary land use permit under Section 18.12.180 Temporary Uses to permit the one-year renewal of an outdoor dining area at 49438 Pontiac Trail. The parcel number is 17-31-478-007; with the following conditions:

1. Review and approval by the Building and Fire Departments; and
2. The temporary outdoor seating is permitted for an additional twelve (12) months (expiring prior June 5, 2024); and
3. Compliance with all applicable building, ordinance, and public safety requirements.

VOTE:

MOTION CARRIED

Call to the Public:

No public comments.

Staff Comments:

Assistant City Manager Benson thanked everyone for attending the Joint Board meeting held on May 31, 2023; he thought the meeting was very interesting and had a mix of comments. They are working on incorporating those comments into revised concepts. The Planning Commission should expect to have an opportunity to see those concepts prior to the RFQ document being distributed. Assistant City Manager Benson indicated he did not think they will be able to make everyone happy. The feedback is helpful for guidance.

The temporary land use for 23-001 has not been submitted with any additional information to them about an agreement with the adjacent property owners for use of the easement. Assistant City Manager Benson spoke to the property owners, ICP, directly. They are aware of what they need to do, and it is a more complicated understory in the relationship between those property owners. Assistant City Manager Benson did not think they would be coming back before the Planning Commission. In which case, they need to work with them to get all of the gravel that they laid down without permission on the property.

Commission Comments:

Vice Chair Tacy inquired about the piece of land that is probably owned by the railroad which used to be more of a little park before Wixom Road got diverted and realigned, which looks like it has a loading ramp for railcars at the SE Corner of Wixom Road and Pontiac Trail. She asked if the railroad owned this property and if they could do something to beautify that area. Assistant City Manager Benson commented Vice Chair Tacy was right in both ways. There are two sidwells there; one is owned by the railway, which is the concrete piece. Then the City owns a 20-foot strip on the roadside which was used as part of the extension. On the roadside, yes, they can beautify that area with decorative plantings.

Assistant City Manager Benson commented there should be a new member of the Planning Commission next month.

For future meetings, there isn't much planned for the Planning Commission's June 19th, 2023 meeting, they were hoping to bring back the text amendments, but a public hearing notice was not done to communicate with property owners. There is a chance that the Commission will not meet on June 19th. Also, July 3, 2023 is not a good date to have a regularly scheduled meeting, day before Fourth of July. The Commission probably won't meet again until July 17, 2023. The Planning Commission commented that was fine.

Commissioner Lada commented regarding 11/11 Burgers has outdoor seating, which he was fine with, but it is blocking the ramp to the sidewalk. Assistant City Manager Benson indicated outdoor seating was an administrative approval, but the seating arrangement may have been changed slightly since then. He will look into this situation.

ADJOURNMENT:

This meeting of the Planning Commission was motioned and adjourned at 7:55 p.m.

Mona Freiburger
Recording Secretary

