

AGENDA

Planning Commission Meeting
Wixom Council Chambers, 49045 Pontiac Trail
Wednesday, September 6, 2023
7:30 p.m. EST



CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

DETERMINATION OF QUORUM:

Planning Chairman:

W. Day

Vice Chair:

C. Tacy

Commission:

R. Cousineau

A. Lawrence

S. Grossi

M. Lada

M. Helsom

CHANGES OR ADDITIONS TO THE AGENDA:

APPROVAL OF MINUTES:

August 7, 2023 Planning Commission Meeting Minutes

CORRESPONDENCE:

August 22, 2023, City Manager Update

CALL TO THE PUBLIC: (Limited to 5 minutes per speaker, addressing Agenda items only).

NEW BUSINESS:

- 1) **SITE PLAN EXTENSION REQUEST SPR22-002: 29686 BECK ROAD, WIXOM, MI 48393.** The applicant is requesting a one-year site plan extension pertaining to a 102,375 square foot, 3-story, climate controlled self-storage building. The property is zoned m-1, light industrial district, where storage buildings permitted as special land use in that district. The parcel number is 96-22-04-351-003.

- 2) **SITE PLAN REVIEW SPR22-009: 49176 ALPHA DRIVE, WIXOM, MI 48393.** The applicant is requesting site plan approval to construct a 18,144 square foot, structure having two tenant spaces (Signarama – office and warehouse and one (1) future tenant spaces 6,018 SF, located at southeast quadrant of Alpha Drive and Alpha Court – 49176 Alpha Court. 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 number is 96-22-08-326-026.

OLD BUSINESS:

- 1) **PUBLIC HEARING FOR TEMPORARY LAND USE TLU23-001: 28755 S. WIXOM ROAD, WIXOM, MI 48393:** The applicant is seeking a one-year temporary land use permit under *Section 18.12.180 Temporary Uses* to permit an outdoor temporary concrete crusher at 28755 S. Wixom Road. The parcel number is 22-07-200-022.

2) **Discussion Item: Text Amendments regarding mini-warehousing and storage as a permitted use in the M-1 and M-2 Industrial Districts.**

3) **Discussion Item: Text Amendments regarding the Hotel/Motels and the Schedule of Uses in the IRO (Industrial Research Office) Zoning District.**

CALL TO THE PUBLIC:

STAFF COMMENTS:

COMMISSION COMMENTS:

ADJOURNMENT:

RULES FOR PUBLIC SPEAKING:

Call to the Public:

The public shall address the Planning Commission during the “Call to the Public” which shall be included on the agenda immediately after Correspondence and again immediately after New Business. The first Call to the Public immediately after Correspondence shall be limited to agenda items only. A person shall not address the Planning Commission in excess of five minutes unless the time is extended by a majority vote of the Planning Commission present. Persons wishing to address the Planning Commission shall identify themselves and their place of residence and shall state their reason for addressing the Planning Commission. All comments by the public shall be made directly to the Planning Commission.

Public Hearing (if applicable):

Persons desiring to address the Planning Commission shall state their name and address. Individual persons shall be allowed five minutes to address the Planning Commission. There shall be no questioning by the audience of persons addressing the Planning Commission. However, the Planning Commission members may question persons addressing the Planning Commission. No person shall be allowed to address the Planning Commission more than once.

SCHEDULED MEETINGS:

Monday	September 11, 2023	7:30pm	Zoning Board of Appeals Meeting
Tuesday	September 12, 2023	7:00pm	City Council Meeting
Monday	September 18, 2023	7:30pm	Planning Commission Meeting
Tuesday	September 26, 2023	7:00pm	City Council Meeting
Monday	October 2, 2023	7:30pm	Planning Commission Meeting

NOTE: Anyone planning to attend the meeting who is in need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the Building Department at (248) 624-0880. Our staff will be pleased to make the necessary arrangements (large print agendas or minutes, etc.) with proper notice given prior to the meeting.