

APPROVED
SEPTEMBER 18, 2023

CITY OF WIXOM
49045 PONTIAC TRAIL
PLANNING COMMISSION MEETING
WEDNESDAY, SEPTEMBER 6, 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: Sandro Grossi, Mark Helsom, Mark Lada

ABSENT: Excused: Ray Cousineau, Anthony Lawrence

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 Lada and Vice Chair Tacy to approve the August 7, 2023, Planning Commission Meeting Minutes, as submitted.

VOTE:

MOTION CARRIED

Correspondence:

August 22, 2023

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

No public comments.

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.

Discussion:

The site plan was reviewed and received site plan approval from the Planning Commission on February 28, 2022, and final engineering approval on September 2, 2022. One of the conditions of approval of the Planning Commission was for “the review and approval of all other consultants, departments, and agencies of the City of Wixom”. As the applicant was working on addressing final engineering items with the City’s engineering consultant, the approval date of the site plan is the date of HRC final approval.

Section 18.17.080.B allows an applicant to ask for an extension of a site plan upon written application. The applicant provided the City notice of the requested extension on August 21, 2023, thus meeting the one (1) year expiration date. The Planning Commission may allow an extension of up to one (1) year. The extension shall be based on evidence from the applicant that the development has a likelihood of commencing construction within the extension period.

Recommendation from Carlisle Wortman Associates: Prior to granting the requested extension request, Carlisle Wortman Associates recommends that the Planning Commission consider the following:

- 1) The applicant should provide some evidence that the plan has “a likelihood of commencing construction” within the next year. No information has been provided other than the extension letter.
- 2) The Planning Commission should consider the pending self-storage facility ordinance amendments under consideration prior to the extension request being granted.

Mr. Lewan commented this project pre-dates him, it occurred just before Carlisle Wortman Associates started working with the City. The applicant is requesting an extension to their site plan which, technically, would have expired on September 2, 2023. The applicant did apply for the extension before September 2, 2023. The applicant indicated they would like to do the same project that was previously approved

by the City with no changes. The applicant is present to give information to the Commission. Mr. Lewan also commented the self-storage facility standards, if adopted, which are in the tonight's packet for discussion, the applicant's facility would not be permitted with the provision stating a self-storage facility with major road frontage. The ordinance is not adopted as of yet.

Chair Day asked Mr. Lewan if the facility would have both climate controlled and drive up, if this request is granted. Mr. Lewan indicated there is, currently, outside storage at that facility and the outside storage was supposed to be moved to an adjacent parcel that wasn't approved by the City. The only thing that would be a contravention of the ordinances is the location on Beck Road. There is nothing else about the aspect of the application that would be prohibitive if the new ordinance was in effect.

Mr. Lewan commented if the Planning Commission does want to extend the application, he would recommend that the conditions that were, originally, placed on this project be maintained in an extension to assure that it is clear the conditions extend to the next site plan. Assistant City Manager Benson indicated this would decrease confusion, and just for clarity.

Mr. Andy Klein, Rand Construction, 1270 Rickett Road, Brighton, MI, representing the applicant. Mr. Klein indicated there is drive up storage at the rear of the site and they will remain. The site will have both climate-controlled storage and drive-up storage; but he believes it is conditioned that there were some miscellaneous outdoor storage there that was going to be eliminated under the site plan.

Mr. Klein stated there are two projects that they received site plan approval. There is the project that's on Beck Road and also a project on West Road. They are under construction on West Road at the storage facility. Originally, there was going to be outdoor storage, and RV storage. At the recommendation at the planner at that time, there were some technical issues, and they did not want to approve it because they would have to build a facility structure there, as well. The applicant decided if they had to build a structure, why not build 33,000 square feet of climate-controlled storage. This is what they are completing now. This will be a second climate-controlled storage building. Mr. Klein stated they worked diligently with the City and spent a lot of money on two separate site plans. With the increased interest rates, and supply chain issues, the clients said to get the first one completed and then move to the second job. Mr. Klein stated he met with Mr. Lewan and his team to work on an extension for the site plan and that's why they are here tonight. Mr. Klein stated the outdoor storage on the site will be eliminated. Mr. Klein also stated they had a discussion with the neighbors, and it was decided at that point to invest the money in a climate-controlled storage facility because they already own the land, and they weren't going to be able to do the RV storage.

Vice Chair Tacy indicated based on the February 23, 2022 letter from CIB, which was originally submitted, the property, currently, includes an eight-building mini self-storage facility. The outdoor storage area for the recreational vehicles will no longer be there. The building to be built is a three-story storage building located on the front portion of the parcel. Mr. Klein stated they can't do anything differently. Mr. Klein also stated although it is on a main road, these facilities are almost office facilities, and a very attractive building.

Chair Day stated from his perspective, having driven up and down Beck Road many times over the years, and know that the proposed new ordinance isn't in effect, this is going to look better than the outdoor storage that has been there for years and years. This is, definitely, an improvement to the aesthetics of the site. Chair Day indicated he did not have any problem with the extension as long as all existing conditions are included.

Vice Chair Tacy indicated the Planning Commission is amending the text and the City already had these in place, this was already approved, and it was going to go in; she simply did not want to see any more. Vice Chair Tacy stated she was okay with the extension.

MOTION made and seconded by Commissioner Lada and Vice Chair Tacy to approve **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; with the following conditions:

1. Special Land Use approval;
2. Missing landscape information, information on payment to City Tree Fund for deficient greenbelt plantings, and clarification on replacement trees and payment to the City Tree Replacement Fund be provided to the City for administrative review;
3. Planning Commission waiver of curb along northern drive aisle; and
4. Acceptance and recording of a cross access easement for parcel #22-04-351-009, also known as 47020 West Road, with Oakland County.

VOTE:

MOTION CARRIED

All in favor.

Motion carried.

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 SE 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.

Discussion:

The applicant is requesting site plan approval to construct a 18,144 square foot, structure having three tenant spaces (Signarama – 6,408 SF and two (2) future tenant spaces 6,018 SF each) located at SE 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.

Site Plan Review with Project and Site Description; Previous CIB Review; Area, Width, Height, Setbacks; Natural Resources; Building Location and Site Arrangement; Essential Facilities and Services; Parking, Loading; Site Access and Circulation; Landscaping; Lighting; Signs; Floor Plan and Elevations; and Recommendation submitted by Carlisle Wortman Associates dated March 15, 2023 and revised August 30, 2023.

Based on the information provided, Carlisle Wortman Associates recommend approval of the subject site plan with the following conditions:

- 1) Provide aerial photograph of property with site plan overlaid;
- 2) Final approval of the City Engineer, and Utilities Director.
- 3) Requirement to submit revised water main layout plans that meets all required looping and hydrant requirements per the Fire Chief's letter dated August 30, 2023.
- 4) Update parking calculation to reflect the current floor plan;
- 5) Landscape waiver (greenbelt and parking lot).
- 6) Rooftop mechanical equipment will have to be screened in accordance with Section 18.14.060.
- 7) Increase the overall window area 122 square feet to meet the required 20% window openings requirement.
- 8) Consider a waiver to allow the glass overhead doors that face Alpha Drive.

Mr. Lewan indicated this is a site plan being requested by the applicant, Signarama. They had the opportunity to review this project twice. The first review is dated March 15, 2023; second review is dated August, 2023. The packet includes a review from CIB

Planning. This is the first time the application has been before the Planning Commission.

Mr. Lewan noted Carlisle Wortman Associates review dated March 15, 2023 and revised August 30, 2023. Mr. Lewan stated Carlisle Wortman Associates is in a position to recommend approval of the subject site plan. There are eight items listed above and included in their staff report for the Planning Commission. These are items that Mr. Lewan would feel comfortable reviewing, if the Planning Commission was to recommend approval of this project.

Mr. Lewan indicated the applicant is requesting a landscape waiver. In part, the project has a lot of frontage; a lot more frontage than most properties located on a cul-de-sac and corner lot. The applicant is requesting that due to these unusual circumstances that they be allowed a waiver of some of the greenbelt and parking lot landscaping. Mr. Lewan agreed with the applicant that the greenbelt landscaping could be considered to be waived by the Planning Commission, but he did not see why the parking lot landscaping would be waived; the applicant is very close to meeting the standard.

Mr. Lewan noted any rooftop mechanical equipment would have to be screened. There is not any rooftop mechanical equipment being proposed, but he wanted to make sure the applicant is aware. Number seven, architectural design standards with the City indicate that any part of the building that faces a public road has to have 20% window openings. The applicant would have to increase that number 122 square feet to meet the 20% standard.

Mr. Lewan stated the applicant is proposing overhead doors that face Alpha Drive. One of the standards in the architectural design standards is that overhead doors cannot face the public street. In this particular case, the overhead doors are glass, which look like windows. Mr. Lewan calculated those doors as part of the window openings because they are glass. The Planning Commission may waive the overhead door standard. Mr. Lewan looked at the glass overhead door and the other overhead door that is not facing the street, which the latter is a typical steel rolling door. The applicant tried to make the glass overhead door look more like windows to have the ability to get into this part of the building. The unit is being broken up into three units that, potentially, could be rented separately.

Mr. Lewan commented the above items that needed to be addressed. Two of the items, the Planning Commission has to weigh on; the rest could be checked relatively easy by Carlisle Wortman Associates, if this was to move forward. Carlisle Wortman Associates is recommending approval of the site plan based upon those conditions.

Chair Day indicated the conditions Mr. Lewan stated included the parking lot calculations and provide the aerial photograph of the property. There is a letter from

Lawrence Engineering dated April 11, 2023 suggesting those two items have been addressed. Mr. Lewan indicated, if they were, it was a previous submittal which he did not review. This was not included in the latest submittal which was received last week.

Vice Chair Tacy indicated looking at the landscaping, in terms of considering the waiver, she was trying to determine how many trees were deficient in the plan. Mr. Lewan stated the applicant meets the number for the canopy trees and ornamental trees but there was a deficiency of shrubs in the parking lot. 105 shrubs are required, and they found 53 shrubs.

Ms. Beth Powers, Signarama, 49677 Grand River, Wixom. Ms. Powers stated the conditions can all be complied.

Vice Chair Tacy asked to look at the boards to see the proposed building. Ms. Powers explained the building, materials and the glass overhead doors. The glass doors are not an opening to the office space, but to their shop. The warehouse area is in the middle. The glass doors will open to their wrap space; people will drive up in it and they will wrap inside there. It is not a heavy foot traffic area. No vehicle hoists in that section and no chemical applications.

Ms. Powers gave an overview of their history in Wixom. Signarama started in a shop in Wixom over 5.5 years ago. It is 3,200 square feet in a strip mall located on Grand River. They are a very small, one car bay. They are limited in space, and their growth is being limited very much. This would allow them to do the expansion. They will be looking for one tenant in the new building at the far end of the building because they will fill the rest of the building.

Chair Day asked the applicant why they were requesting a waiver on the landscaping. Ms. Powers indicated the amount of landscaping that was required is based on the frontage which is double or triple the amount of everyone else in the cul-de-sac. Chair Day asked the applicant if they would have a problem adding the parking lot shrubs. Ms. Powers stated no, they could add those in; it would be fine. Chair Day indicated he understood the situation with landscaping given the frontage and location. Ms. Powers commented there was a miscalculation in the windows amount, and it would be easy for them to add additional windows. Chair Day commented he did not have a problem with the glass overhead doors; it will be interesting. Vice Chair Tacy agreed.

MOTION made and seconded by Vice Chair Tacy and Commissioner Helsom to approve **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 SE 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; with the following conditions:

- 1) Provide aerial photograph of property with site plan overlaid;
- 2) Final approval of the City Engineer, and Utilities Director.
- 3) Requirement to submit revised water main layout plans that meets all required looping and hydrant requirements per the Fire Chief's letter dated August 30, 2023.
- 4) Update parking calculation to reflect the current floor plan;
- 5) Landscape waiver is granted for the greenbelt;
- 6) Rooftop mechanical equipment will have to be screened in accordance with Section 18.14.060.
- 7) Increase the overall window area 122 square feet to meet the required 20% window openings requirement.
- 8) A waiver is approved to allow the glass overhead doors that face Alpha Drive.

VOTE:

MOTION CARRIED

All in favor.

Motion carried.

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.

Discussion:

Dan's Excavating has applied for a temporary use of a concrete crusher and concrete batch plant to be located at 28755 S. Wixom Road as part of the I-96 reconstruction project from Kent Lake to I-275. The subject site is zoned M-2, General Industrial and the project is estimated to take place between April 2024 through November 2024. Working hours on site will be between the hours of 7:00 a.m. and 6:00 p.m. Three (3) to five (5) employees are anticipated to be working at the site at any given time. They will park near where the portable plants will be located.

The Planning Commission held a public hearing on this proposed temporary use at their June 5, 2023 meeting postponing action based on public comments from the westerly

neighbors and Flint Development. Since that time, Flint Development and the applicant has agreed to a reciprocal easement.

Project Summary; Project Site; and Temporary Use Standards dated August 30, 2023, submitted to Planning Commission and enclosed in packet.

Recommendation by Carlisle Wortman Associates: Based on the information presented, Carlisle Wortman Associates recommend approval of the temporary use with the following items being address prior to the start of operations:

- 1) Additional information should be considered regarding the frequency and number of trucks anticipated on the site per day;
- 2) Any grading, excavation, filling, soil removal, creation of ponds, clearing of trees on the property shall be approved by the City prior to commencement of Activities.

Mr. Lewan indicated this is the same request that came before the Planning Commission, previously. At that time during the public hearing, there were some representatives from Flint Development that were concerned about the access of the vehicles through their property with regard to their reciprocal easement. There has been a fair amount of work between the applicant and Flint Development. Both parties are now satisfied.

Assistant City Manager Benson commented there is a letter in the agenda packet, specifically, from Flint Development stating their now support for this project. They also submitted a copy of the amendment to the reciprocal easement agreement that reflects their collective agreement moving forward and withdrawing the May letter.

Mr. Lewan indicated comments from their previous review still remains. They requested additional information regarding the number and frequency of truck traffic that will be utilizing the temporary crusher site. A representative for the applicant is present, so they can address this comment. Second, that any grading, filling or soil removal, clearing of trees that might be required for this use be approved by the City prior to commencement of activities. With that, Mr. Lewan indicated they are in a position to recommend approval of the temporary land use with those two conditions.

Chair Day indicated the applicant is seeking a one-year temporary land use. He asked if the site is being used at this point; there were some materials that were there, previously. Mr. Lewan answered it is his understanding that has been stopped. Assistant City Manager Benson stated the work has stopped; the only other activity that has been going on at the site is not related to Dan's Excavating. The ponds are being drained by ICP. That has been approved and they are moving forward, which gets into part of the reason for the second condition that Mr. Lewan has with this item. The

temporary land use is related to ICP. The City communicated with them and had full faith that they will submit plans of what they are doing moving forward but just to have the additional clarification. One of the questions from the last meeting was with the materials that are being crushed, will the materials be put in the ponds? It is the City's understanding of the situation is that it is not happening. There may become a scenario where by-products, for example, sand aggregates or things onsite that may be able to be repurposed in filling of those ponds, however, that is not part of this approval and those would need to be separately reviewed. This is a reiteration of that point.

Chair Day stated he noticed that granting the temporary land use today is for a period of one year. There is information that the work is expected to be performed between April and November, 2024. He asked if this meant they would have to come back for an extension of the temporary land use. Assistant City Manager Benson indicated part of the reason for the request being in front of the Planning Commission now is they would like the ability to continue prepping the site to be ready to use next Spring. They could, theoretically, push trying to get this one with the Planning Commission until January or February, 2024, but they are trying to set themselves up in a position to be able to do that going forward but have the approval in place. Chairman Day stated if the Planning Commission grants this for one year now, effective tonight, then it is going to expire on September 6, 2024. At that point, the applicant would have to come back to the Planning Commission to ask for an extension, so they can continue the work through November, 2024. Assistant City Manager Benson indicated it was his understanding of the request is to permit the temporary land use effective April, 2024 through November, 2024; six months in advance of that date which allows them to prepare the site for that use. Chair Day suggested to make the permit for the entire calendar of 2024. Assistant City Manager Benson stated that would be fine.

Commissioner Helsom asked who would monitor the noise for compliance. Mr. Lewan answered the applicant would monitor the noise. If there is an issue, Carlisle Wortman Associates would monitor.

Commissioner Helsom inquired if there is any bond discussed as far as damage to the roadways. Assistant City Manager Benson stated no, there would be no bonds for the public road portions. The section of West Road that connects the ICP property to Wixom Road is, technically, a private road. The amendment to the reciprocal easement agreement was to better define the structure dealing with remediation costs for fixing that road, if there are any damages. This was worked out between those private parties, and it is not a City direct issue.

Mr. Ken Brooks, Dan's Excavating, 12955 23 Mile Road, Shelby Township, Michigan, representing the applicant.

Chair Day stated on the CWA review letter under comment #4, which refers to the setbacks and land coverage, it said that the millings pad is demonstrated over the entire

eastern portion of the site excluding the existing mature tree stand. Chair Day asked if those trees going to be protected in any way. Mr. Brooks answered yes, they plan on keeping them there with silt fencing around them.

Chair Day inquired how much truck traffic to they anticipate. Mr. Brooks answered approximately eight trucks per day, which make about nine or ten round trips; approximately 70 to 80 full trips per day; throughout the day, not all at once.

Chair Day stated he was in favor of anything that gets the road work done; and as long as they worked out the private road situation, he did not have any problem with this request.

No public comments.

Assistant City Manager Benson commented within the 300-foot buffer, there are three property owners: Flint Development, Oakland County Parks and Ford. At a minimum, the City tried to reach out and remind them of this public hearing being reopened, but there has been no response.

MOTION made and seconded by Commissioner Grossi and Commissioner Lada to approve **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; commencing January 1, 2024 for one year; with the following conditions:

1. Any grading, excavation, filling, soil removal, creation of ponds, clearing of trees on the property shall be approved by the City prior to commencement of activities.

VOTE:

MOTION CARRIED

All in favor.
Motion carried.

Discussion Items:

2. Discussion Item: Text Amendments regarding changing mini-warehousing and storage as a permitted use in the M-2 District to a Special Land Use.

Mr. Lewan commented this is the second time this discussion item has been before the Planning Commission. He summarized the three items with the proposed amendments. The first is some new definitions which includes self-storage into two different kinds of self-storage: climate controlled and drive up, self-storage. The second is an amendment to the current Section 18.09.040.E which is the mini-warehousing section. The third item changed the schedule of uses to require mini storage as a special land use in the M2 district rather than a permitted use in the M2 district.

On July 17, 2023, a hearing was held, the item was tabled but left open for further discussion. Mr. Lewan noted the Minutes of that meeting and additional comments that the Planning Commission wanted addressed which are shown in red of the exhibits 1 and 2. Exhibit 1 is the actual ordinance language which would be the definition of Section 18.24 and the proposed mini-warehouse and storage building section. There was some discussion about location of these facilities which were mentioned this evening. They proposed to only limit the typical drive up, self-storage facilities on some of the major roads within the City which includes Wixom Road, Beck Road and Pontiac Trail. After some discussion, it was pointed out to prohibit climate controlled, self-storage, which is the office building looking self-storage. Mr. Lewan added that language. Mr. Lewan clarified about the external doorways weren't allowed in the climate controlled, self-storage, which is G in red on the first page of Exhibit 1. Mr. Lewan added no building shall exceed 40 feet, specifically, to the self-storage facility standards. There was a simple table change on page 2 of 5 of that Exhibit where P was crossed off, as permitted and added it as a special land use.

Mr. Lewan stated he addressed the comments of the Planning Commission and that we could rehear this for another public hearing. Mr. Lewan indicated his hope tonight is that the Planning Commission is comfortable enough to set a public hearing for the next available Planning Commission meeting.

Chair Day stated he was comfortable and Vice Chair Tacy indicated it is everything the Planning Commission asked for.

Assistant City Manager Benson commented one of the things that the City spends a lot of time, the business attraction side, the City has a limited number of parcels left to be redeveloped, and creating restrictions that make the desired uses more attractive is a good direction.

3. Discussion Item: Text Amendments regarding the Schedule of Uses of the Zoning Ordinance regarding IRO (Industrial Research Office) zoning and Hotel/Motel uses.

Mr. Lewan commented he would hope that the rest is that the Planning Commission is comfortable enough to set a public hearing for this discussion item. They made a few changes since the last time the Planning Commission saw the Text Amendments in reference to adding some requirements for conference, convention and meeting facilities which references hotels. Exhibit 3 is the table that would be changed. It has references to the sections of the ordinance that is dealing with, primarily, the hotel section. Exhibit 4 has proposed new language which addresses some of the items which were raised by the Planning Commission. There is a more flexible approach for the concern that the changes to zoning would prohibit some uses. That is on the first page of Exhibit 4 at the top, Section 18.09.0400 N, which is completely new and provides some caveats to hotels and motels.

Accessory Uses, where there is reference on the conference center and convention center. Accessory use, hotel/motel and IRO district; may be permitted as an accessory use, not a standalone use, but a conference center, convention center, banquet hall, was added by Assistant Manager Benson regarding commercial recreation establishments. The City has been approached regarding this, and he wanted to perhaps allow hotels/motels as an accessory use, if it was part of a commercial recreation establishment; similar language to the conference center language, number 3. There was discussion regarding accessory use versus a principal use. There is existing language on Exhibit 4, #3, which is in the City of Wixom's zoning ordinance where it has definition of principal use, definition of accessory use. Mr. Lewan commented the current definitions are good, in his opinion.

Chair Day indicated as a standalone use, it is still a special land use, and it has to be contiguous to freeway service? Mr. Lewan answered yes. As an accessory use, it still is a special land use; Mr. Lewan answered yes. Chair Day stated if it is a special land use, the Planning Commission has some control over making a judgment, he had no issue with that. Vice Chair Tacy indicated directly adjacent can be defined as across the street, it doesn't have to be directly abutting? Mr. Lewan answered no. Mr. Lewan stated he would clarify the zoning.

Assistant City Manager Benson commented, as an example, from review standpoint, if we are bringing a review to the Planning Commission and listing the zoning classifications, they would list the zoning classifications if the parcel were on the other side of the street; it can be better clarified to ensure that.

Assistant City Manager Benson indicated under this new scenario; they talked about doing rezonings for the two existing IRO hotels to freeway service. Under this circumstance, he thought it would not be necessary because it is still a permitted use, although a special land use. Chair Day disagreed because the particular piece of land would not be contiguous to freeway service. It would still have to be rezoned to freeway service to be clear.

Commissioner Lada inquired if there was an answer if changing freeway service would change the signage options. Assistant City Manager Benson stated pole signs were prohibited in the most recently adopted sign ordinance; there are some existing non-conformities. There are no new pole signs.

Call to the Public:

No public comments.

Staff Comments:

Assistant City Manager Benson commented they are planning for the September 18, 2023 meeting to primarily discuss the Renton Redevelopment RFQ process; a study session meeting. They have recently held a similar study session with City Council and the DDA to look at some of the concepts that have been put together. It is an opportunity for the Planning Commission to see the drafts of everything that they are putting together and planning for the solicitation process. This is an opportunity for the Commission to provide their input prior to asking City Council to give authorization to distribute that request for qualification.

Commission Comments:

Chair Day indicated he thanked Karen in the office for setting up the Traverse City Conference; Karen stated she didn't set up the Conference details and that it was possibly Cheryl in the City Manager's office or Assistant City Manager Benson. Assistant City Manager Benson indicated it was Cheryl in the City Manager's office.

Commissioner Lada recommended when the Commissioners receive the report for what they are going to be viewing for that evening at the meeting to be consistent on how they receive the information. For example, to have the site plan number included. Also, it would be helpful, when reading the Motion, to have the recommendations and considerations to be in a separate category.

ADJOURNMENT:

This meeting of the Planning Commission was motioned and adjourned at 8:40 p.m.

Mona Freiburger
Recording Secretary

