

**AGENDA**

Planning Commission Meeting  
Wixom Council Chambers |  
49045 Pontiac Trail  
**Monday, October 2, 2023**  
7:30 p.m. EST

**CANCELED**



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**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:**

September 18, 2023 Planning Commission Meeting Minutes

**CORRESPONDENCE:**

September 26, 2023, City Manager Update

The Charter Township of Commerce – Notice of Distribution of Draft Plan

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

**OLD BUSINESS:**

NONE.

**NEW BUSINESS:**

- 1) **SITE PLAN EXTENSION REQUEST SPR08-013-18: LEONARDO’S MARBLE AND GRANITE. 29000 S. WIXOM ROAD, WIXOM, MI 48393.**

The project entails a redevelopment of two parcels with: construction of a 27,164 square foot office and showroom building; a 8,120 square foot workshop; two (2) new parking lots, redevelopment of two (2) existing buildings; and other site improvements. The property is zoned m-1, light industrial and is vacant. Light industrial buildings including warehouse, showrooms, workshops and accessory office space, are permitted uses in that district, the parcel number is 22-08-100-060.

- 2) **SITE PLAN REVIEW SPR 22-007: 29180 S. WIXOM ROAD, WIXOM MI 48393.**  
The applicant is requesting site plan approval to develop a 16,199 square foot multi-tenant retail center with drive-through restaurant (29180 S. Wixom). The site contains 3.6 acres and is located on the east side of S. Wixom Road, north of Osman Drive (private road). The development is part of a two (2) parcel development with a separate parcel north of Osman Drive. The parcel number is 96-22-08-100-062.
- 3) **SITE PLAN REVIEW SPR 22-008: 29290 S. WIXOM ROAD, WIXOM, MI 48393.**  
The applicant is requesting site plan approval to develop a 16,199 square foot multi-tenant retail center with drive-through restaurant (29290 S. Wixom). The site contains 3.6 acres and is located on the east side of S. Wixom Road, north of Osman Drive (private road). The development is part of a two (2) parcel development with a separate parcel south of Osman Drive. The parcel number is 96-22-08-100-061.
- 4) **PUBLIC HEARING: to consider text amendments to the City of Wixom Zoning Ordinance Chapter 18.24, Section 18.24.080 Definitions.** These amendments will clarify and update the definition of mini-warehouse and storage buildings within the Zoning Ordinance.
- 5) **PUBLIC HEARING: to consider text amendments to the City of Wixom Zoning Ordinance Chapter 18.09, Industrial Districts, Section 18.09.020 and Section 18.09.040.** These amendments will update the specific standards applicable to mini-warehouse and storage buildings for lease within Industrial Districts and change mini-warehousing and storage to a special land use in the M-2 zoning district.
- 6) **PUBLIC HEARING: to consider text amendments to the City of Wixom Zoning Ordinance Chapter 18.08, Office and Research Districts, Section 18.08.020 and Section 18.09.040.** These amendments will update the schedule of permitted uses related to conference centers, convention and meeting facilities, banquet halls, hotel/motels, and commercial recreation within Office and Research Districts and add additional standards for hotel or motel uses.
- 7) **PUBLIC HEARING: to consider making City-Initiated Zoning Map Amendments to rezone 2.03 acres at 48953 Alpha Drive, PIN: 22-08-327-005 and 2.19 acres at 48881 Alpha Drive, PIN: 22-08-327-006 from Industrial Research Office (IRO) to Freeway Service (FS).** These amendments will allow these properties to remain zoned in districts where the current primary uses are permitted uses and in alignment with adjacent zoning.

**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	October 9, 2023	7:30pm	Zoning Board of Appeals Meeting
Tuesday	October 10, 2023	7:00pm	City Council Meeting
Monday	October 16, 2023	7:30pm	Planning Commission Meeting
Tuesday	October 24, 2023	7:00pm	City Council Meeting
Monday	November 8, 2023	7:30pm	Planning Commission Meeting
Monday	November 13, 2023	7:30pm	Zoning Board of Appeals Meeting
Tuesday	November 14, 2023	7:00pm	City Council Meeting
Monday	November 20, 2023	7:30pm	Planning Commission Meeting
Tuesday	November 28, 2023	7:00pm	City Council 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.