

AGENDA

Planning Commission Meeting
Wixom Council Chambers |
49045 Pontiac Trail
Monday, October 16, 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:

September 18, 2023 Planning Commission Meeting Minutes

CORRESPONDENCE:

October 10, 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.

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:

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.