

APPROVED
DECEMBER 4, 2023

**CITY OF WIXOM
49045 PONTIAC TRAIL
PLANNING COMMISSION MEETING
WEDNESDAY, NOVEMBER 8, 2023**

This meeting was called to order by Chairman Day of the Planning Commission at 7:33 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 October 16, 2023, Planning Commission Meeting Minutes, as submitted.

VOTE:

MOTION CARRIED

Correspondence:

October 24, 2023, City Manager Update
Notice of Plan Availability for Review

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. Approval of 2024 Planning Commission Meeting Dates

Discussion:

It was noted that the time of the meeting was changed from 7:30 p.m. to 7:00 p.m.

MOTION made and seconded by Commissioner Grossi and Commissioner Lada to approve the 2024 Planning Commission Meeting Dates and time change from 7:30 to 7:00 p.m.

VOTE:

MOTION CARRIED

2. **Public Hearing to Consider Text Amendments to the City of Wixom Zoning Ordinance Chapter 18.24, Definitions.** These amendments will clarify and update the definition of mini-warehouse and storage buildings within the Zoning Ordinance.

Discussion:

Carlisle Wortman Associates and staff presented the concept of Zoning Ordinance amendments regarding the permissibility and definitions of specific uses in the M-1 and IRO zoning districts back on February 6, 2023. The primary focus of these amendments would be to further restrict/define the requirements for mini-self-storage facilities in the M-1 Zoning District, as well as to remove hotels as a permitted uses in the IRO Zoning District.

Following a discussion and feedback from the Planning Commission, this topic was brought back to the Planning Commission on May 1st, where the Planning Commission reviewed draft amendatory language, as well as discussed additional changes, such as the inclusion of commercial recreation as a Special Land Use in the IRO zoning district, and the potential to proactively rezone two parcels on Alpha Drive that are zoned IRO and used as hotels to Freeway Service (FS), so that those uses would continue to be permitted and be zoned in a way that aligns with the similar, adjacent uses. Following

the May 15th meeting, Planning Commission expressed an interest in moving forward with the amendments and rezonings, and staff proceeded to schedule a public hearing for each item.

During the Public Hearing in July, a, potentially, affected property owner noted their concerns with the proposed adjustments to the IRO zoning district, and members of the Planning Commission proposed additional revisions for the proposed text amendments to the M-1 and M-2 zoning districts. After reviewing revisions at the September 6th meeting, Planning Commission expressed their comfort with the proposed revisions, and new public hearings were scheduled for the October 2nd meeting.

The public hearing notices for the proposed amendments were published in the Oakland Press, and individual mailers were mailed to property owners within 300 feet of the proposed rezonings. In addition, specific mailers were sent to the two property owners proposed for rezoning to explain what was happening, how it would impact them, and when the public hearing would be held where they could comment, if interested.

Below are the four (4) agenda items and associated public hearings.

Mr. Lewan stated the information was provided in tonight's packet to the Commissioners. There are new standards for the two different kinds of storage facilities: climate controlled and drive-up facilities. This is to change the ordinance to be more specific as it relates to climate controlled, self-storage facilities and providing standards.

No public comments.

MOTION made and seconded by Vice Chair Tacy and Commissioner Lada to recommend approval of the proposed amendments to the City of Wixom's Zoning Ordinance Chapter 18.24, Section 18.24.080 Definitions to clarify and update the definition of mini-warehouse and storage buildings as presented on November 8, 2023.

VOTE:

MOTION CARRIED

3. **Public Hearing to Consider Text Amendments to the City of Wixom Zoning Ordinance Chapter 18.09, Industrial Districts, Section 18.09.020 and Section 18.09.040E.** These amendments will update the schedule of permitted uses related to mini-warehousing and storage to a special land use in the M-2 zoning district; and update specific standards applicable to mini-warehouse and storage buildings for lease within Industrial Districts.

Discussion:

No public comments.

MOTION made and seconded by Commissioner Lada and Commissioner Helsom to recommend approval of the proposed amendments to the City of Wixom's Zoning Ordinance Chapter 18.09, Industrial Districts, Section 18.09.020 and Section 18.09.040E to update the specific standards applicable to mini-warehouse and storage buildings for lease within Industrial District and change mini-warehousing and storage to a special land use in the M-2 zoning district as presented on November 8, 2023.

VOTE:

MOTION CARRIED

4. **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 new Section 18.09.040N.** 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 and motel uses within Office and Research Districts.

Discussion:

Mr. Lewan stated there is a typo above where Section 18.09.040N is actually 18.08.040G, for motion making purposes.

Mr. Lewan indicated there is a table change which added commercial recreation establishments, arenas, and stadiums in the IRO District as a special land use, and also under motels and hotels, there is a change from a permitted use to a special land use in that district. The text change was also provided, based on public comment at the last meeting, to not create non-conformity. In this particular case, it indicates as a standalone principle use in the IRO district shall only be permitted when the site is found directly adjacent to the Freeway Service (FS) district. Hotels/motels shall not be permitted where there is no adjacent Freeway Service (FS) district zoning.

Mr. Lewan indicated there was a discussion in the IRO district regarding allowing hotels/motels as an accessory use; conference centers and commercial recreation establishments, arenas, and stadiums.

No public comments.

MOTION made and seconded by Commissioner Grossi and Vice Chair Tacy to recommend approval of proposed amendments to the City of Wixom's Zoning Ordinance Chapter 18.08, Office and Research Districts, Section 18.08.020 and new Section 18.08.040G to revise the schedule of 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 as presented on November 8, 2023.

VOTE:

MOTION CARRIED

5. **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.

Discussion:

Assistant City Manager Benson stated this was an idea that was submitted alongside the changes to the IRO zoning district as a proactive move to protect the existing hotels that are zoned IRO. These were two unique examples that are zoned differently than the other two hotels on the same strip. The idea is, if we are going to change the underlying zoning that would affect these, while it wouldn't affect their previous approvals, it would simply make them existing non-conformities to make all four hotels zoned the same which would be appropriate and within the general alignment. The current master plan did not, specifically, call for these two parcels to be Freeway Service (FS) but given that it is in close proximity, and trying to align with the uses, it would be proactive to these property owners to continue to be permitted. If adjustments, potential expansions, etc., are needed to the site, it would eliminate potential hurdles in the future.

No public comments.

MOTION made and seconded by Commissioner Helsom and Commissioner Lada to recommend approval of the proposed amendments to the City of Wixom's Zoning Map 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) as presented on November 8, 2023.

VOTE:

MOTION CARRIED

Call to the Public:

No public comments.

Staff Comments:

Assistant City Manager Benson spoke regarding the planning for the next few Planning Commission meetings. There are two items that have been submitted and will come before the Planning Commission before the end of the year. The intention is to bring those items to the December 4, 2024 meeting, if it is determined that most of the Commission will be available. Then, we will look to cancel the November 20th meeting before the Thanksgiving holiday.

Assistant City Manager Benson indicated Burger King will be resubmitting their plan; and the other is a site plan extension.

Assistant City Manager Benson reiterated Rite Aid at Beck Road and Pontiac Trail officially closed at the end of October, as well as Wings Etc. City Council commented at their last meeting regarding the number of failing strip malls on the corners of town, and looking at what we can do; looking at our ordinances related to that to possibly spur re-occupation of those areas or spur redevelopment of those areas. It is a conversation of whether it is an ordinance process or part of our next master plan update. It appears to not be just a local or regional trend but a national trend in these larger units, whether they are 10,000 square foot pharmacies or grocery stores, etc., they seem to be difficult to fill.

Chairman Day stated several months ago, there was talk and surveys regarding Beck Road. Assistant City Manager Benson indicated there are conversations, but it is going slowly. The City is in the process of acquiring right of ways and missing right of way sections along Beck Road between West Road and 12 Mile. This is the first step as we continue to pursue federal or state funding to help pay for an expansion. Expanding Beck Road to five lanes has been a goal for a long time but has been contingent upon receiving other funds; it has been a piece meal approach. For example, Novi did receive \$4 million dollars from the federal government to redo 10 Mile to 11 Mile, for a one-mile section. We hope that if multiple communities are working together, we can pull resources and build a little bit more political will behind this. At this point, there are a lot of notifications and things seen related to trying to get public input to build a case behind this, but there is not any specific things or dates.

Commission Comments:

Commissioner Lada inquired if anybody from Marathon or Wendy's on Wixom asked about truck traffic. Heading south, there is not an opportunity to turn left into the Marathon station or Wendy's. Four or five travel trucks/cement trucks are getting ready to turn left, which could be eliminated if they would use the Beck Road exit and then go straight across as opposed to that left turn. Assistant City Manager Benson stated he had not heard anything from those property owners but that is something to be investigated and have a conversation.

Vice Chair Tacy indicated the building that was the spec build, the landscaping needs to be finished; the property looks derelict. Assistant City Manager Benson stated he would look closer at what section of the landscaping is not finished and speak with the property owners.

ADJOURNMENT:

This meeting of the Planning Commission was motioned and adjourned at 8:05 p.m.

Mona Freiburger
Recording Secretary