

**APPROVED**  
**FEBRUARY 5, 2024**

**CITY OF WIXOM  
49045 PONTIAC TRAIL  
PLANNING COMMISSION MEETING  
MONDAY, DECEMBER 4, 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: Ray Cousineau, Sandro Grossi, Mark Lada, Anthony Lawrence

**ABSENT:** Excused: Mark Helsom

**OTHERS:** Matteo Passalaqua (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 Lawrence and Commissioner Lada to approve November 8, 2023, Planning Commission Meeting Minutes, as submitted.

**VOTE:**

**MOTION CARRIED**

**Correspondence:**

November 28, 2023, City Manager Update  
Charter Township of Commerce – Notice of Public Hearing (Master Plan)

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

No public comments.

**Old Business:**

1. **SITE PLAN APPROVAL REQUEST SPR22-015: 28037 S. WIXOM ROAD, WIXOM, MI. 48393.** The applicant is requesting a site plan approval to renovate existing Burger King structure; provide a second drive-through lane; rehabilitation of the parking area/sidewalks/concrete ramps/curbs and gutters; and construction of a driveway north to Meijer Drive. The site is located at the southwest quadrant of Wixom Road/Meijer Drive intersection. The site is zoned FS, Freeway Service and currently contains an existing Burger King restaurant. The parcel number is 22—07-401-039.

Discussion:

The applicant is requesting site plan approval to renovate the existing Burger King structure; provide a second drive-through lane; rehabilitation of the parking area/sidewalks/concrete ramps/curbs and gutters; and construction of a driveway north to Meijer Drive. The site is located at the southwest quadrant of the Wixom Road/Meijer Drive intersection. The site is zoned FS, Freeway Service and currently contains an existing Burger King restaurant.

The existing building and parking areas encroach into the required setback areas and are considered legal non-conforming, as is the impervious surface calculation of 78%. The applicant has confirmed the proposed impervious surface calculation to verify site improvements are not creating additional impervious surface.

Carlisle Wortman Associates, Inc. Site Plan Review dated December 19, 2022 and revised on July 13, 2023 and November 17, 2023 is included in the packet. Site plan review includes Project and Site Description; 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 Recommendations.

Mr. Passalacqua, Carlisle Wortman Associates, commented Mr. Lewan had been working with the applicant regarding their initial submission being short of some information that would have enabled them to review it properly, write a report, and make a recommendation. The applicant sent the information and compared it against the requirements for the site plan. The noted landscaping shortcomings are related to the buffer requirements. The applicant was able to meet their west buffer, but the south and north buffers were not met. The south side is contiguous to the McDonald's property. On the north side, it is the existence of the parking or property line, which doesn't allow for enough suitable area to plant to the expectation for survival. The detention pond is

outside of the property lines. It is a shared basin; they don't necessarily have the right to unilaterally plant in that area. Assistant City Manager Benson did not know the property owner off hand, but he indicated he would look into this information.

Mr. John Pastor, George H. Pastor and Sons, 34018 Beacon, Livonia, MI, applicant, stated they resubmitted the landscape plans and hopefully, it is acceptable to the Planning Commission for approval.

Commissioner Lawrence asked if the signage approval would be done administratively. Assistant City Manager Benson answered yes if it meets the sign ordinance.

Commissioner Tacy commented there was a question raised at the August 7, 2023 meeting regarding the architectural detail along the roofline that had lighting and we were not sure if that applied to the area where this particular building exists or if that was limited to the PUD. Mr. Passalacqua stated as it relates to the lighting, the zoning ordinance reads that luminous tube and exposed bulb florescent lighting is prohibited as an architectural detail on all buildings including along the roofline use and around windows. The Planning Commission may approve internally illuminated architectural bands when it can be shown that the treatment would enhance the appearance of the building or is necessary for security purposes. Assistant City Manager Benson indicated if they were not able to track down exactly when that was approved, so they would lean towards it being an existing, non-conformity at least; the Planning Commission does have the opportunity to approve in the case of this being an existing, non-conformity, and would lean towards retaining that, but it is the Planning Commission's discretion. Commissioner Tacy indicated the surface mounted lighting is called out as electronic LED light banding. She asked if this was consistent with what's currently there, is it going to be brighter or what can we expect? Mr. Pastor commented the existing red band is florescent tube lighting with the red band on it. It will become an LED, it is not exposed, so you won't see the tubes; it is the backlit red band. Mr. Pastor indicated he did not think it is brighter and probably the same, just more consistent in that it doesn't have the breaks in it.

Commissioner Lada commented the trees in the applicant's plan for the front does not meet the requirements as a canopy tree, as listed. Commissioner Tacy stated the Ordinance 18.24.110 defines a canopy tree as deciduous, which has a height of 25 feet or more with branch structures that provides foliage, primarily, on the upper half of the tree and provides shade beneath the trees; an ornamental tree is, typically, grown because of its shape, flowering, or other attractive features and, typically, grows 25 feet or less at maturity. Mr. Pastor had concerns that the trees would be too high and block the store entrance view. Commissioner Tacy asked if there was a landscape architect that reviews the plans for the City office. Assistant City Manager Benson indicated they did not run this landscape plan through the landscape architect. Carlisle Wortman does have a landscape architect, but it is not necessarily done for every site plan review.

Commissioner Lada commented he was under the impression from the last meeting with the applicant, the southern border between Burger King and McDonald's, there was a discussion of not requiring him to purchase the buffer and asked for more canopy trees and to eliminate all of the little bushes. Commissioner Lada suggested for the five trees to become canopy trees and eliminate the bushes. Chairman Day stated he would rather see the shrubs eliminated and the installation of canopy trees along the south border line.

Chairman Day asked if it would be possible to approve this request tonight with the landscaping coming back for approval, in order not to delay things for the applicant. Assistant City Manager Benson indicated his suggestion would be, if the Commission was open to an administrative option, or the alternative is for the Motion to be specific in terms of their expectations; they can work with the applicant and administratively review for the types of trees or the characteristics of the trees along the southern property line and the east side, as well.

There was a discussion regarding the types of plantings along the south and east property lines.

Assistant City Manager Benson commented, as opposed to being specific about the types of trees, would be for the approximate sizing of the tree or expected canopy width. Commissioner Lada suggested to read into the motion the actual Wixom Ordinance number so that it meets the requirements.

**MOTION** made and seconded by Commissioner Lada and Commissioner Lawrence to approve **SITE PLAN APPROVAL REQUEST SPR22-015: 28037 S. WIXOM ROAD, WIXOM, MI. 48393**. The applicant is requesting a site plan approval to renovate existing Burger King structure; provide a second drive-through lane; rehabilitation of the parking area/sidewalks/concrete ramps/curbs and gutters; and construction of a driveway north to Meijer Drive. The site is located at the southwest quadrant of Wixom Road/Meijer Drive intersection. The site is zoned FS, Freeway Service and currently contains an existing Burger King restaurant. The parcel number is 22—07-401-039; with the following conditions:

1. North side landscaping continues as it is presented on the site plan; and
2. That the six sweet gum trees on the site plan on the east side are replaced by two canopy trees which meets the City ordinance definition for a canopy tree; and
3. That all bushes along the south property line are eliminated and replaced with six canopy trees which meets the City ordinance definition for a canopy tree.

4. All the trees shall fill the requirements listed in City Ordinance 18.24.110; and
5. The signs shall be reviewed and approved by the appropriate agencies within the City; and
6. The LED light band listed in the plan is accepted as a replacement for the florescent light band as a pre-existing condition.

**VOTE:**

**MOTION CARRIED**

**New Business:**

1. **SITE PLAN EXTENSION REQUEST SPR22-014: 30397 S. WIXOM ROAD, WIXOM, MI. 48393.** The applicant is requesting a site plan extension for a 45,400 square foot industrial facility, located on the west side of Wixom Road, approximately one-half mile south of Pontiac Trail, and immediately north of the CSX railroad. The site is zoned M-1, Light Industrial. It is currently undeveloped. The parcel number is 22-06-200-040.

Discussion:

Carlisle Wortman Associates, Inc., Staff Report to the Planning Commission dated December 4, 2023 is included in the packet.

Site Plan Extension Request for SPR 22-014 – Industrial Facility located at 30397 S. Wixom Road.

The applicant is requesting a site plan extension for a 45,400 square foot industrial facility, located on the west side of Wixom Road, approximately one-half mile south of Pontiac Trail, and immediately north of CSX railroad. The site is zoned M-1, Light Industrial. It is currently undeveloped.

The site plan was reviewed and received site plan approval from the Planning Commission on January 16, 2023, with a series of conditions. The applicant has been working on the subject conditions since approval last year but will not be ready for construction before the site plan expires.

Assistant City Manager Benson commented part of the delay is working with the Road Commission and the process for the right turn only onto Wixom Road.

Mr. Andrew Klein, Rand Construction, Brighton, Michigan, indicated they are waiting for the RCOC for a permit.

**MOTION** made and seconded by Commissioner Lawrence and Commissioner Cousineau to approve **SITE PLAN EXTENSION REQUEST SPR22-014: 30397 S. WIXOM ROAD, WIXOM, MI. 48393**. The applicant is requesting a site plan extension for a 45,400 square foot industrial facility, located on the west side of Wixom Road, approximately one-half mile south of Pontiac Trail, and immediately north of the CSX railroad. The site is zoned M-1, Light Industrial. It is currently undeveloped. The parcel number is 22-06-200-040; site plan extension approval for one (1) year.

**VOTE:**

**MOTION CARRIED**

**Call to the Public:**

No public comments.

**Staff Comments:**

Assistant City Manager Benson reminded the Commission that there was an approval for Planning Commission meetings to begin at 7 p.m. starting in 2024.

**Commission Comments:**

Commissioner Cousineau commented site plan approval periods currently should go from one year to two years.

Commissioner Tacy indicated Assembly Park, Phase II was dark as it was being constructed, and that she appreciates the lights now being on to brighten up the site. The pre-school at Charms and Wixom Road, the Commission asked for decorative banding; she asked for administration to review the plans before all of the installation of the brick. Their landscaping looks stellar. The Planning Commission worked hard with them to make the building look appealing.

Chairman Day commented regarding the proposed Renton development that the VCA guidelines are applied and to stick with the guidelines. Commissioner Tacy indicated she is hopeful that we find a developer to build above and beyond, not just a building, but with characteristics and extra style, so it doesn't look like every other building.

Commissioner Lawrence commented there was another drug store closed. Assistant City Manager Benson commented it is a concerning trend and looking at the big picture, the

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existing structures were too big. The City is working with the property owners for possible reuses of those locations.

**ADJOURNMENT:**

This meeting of the Planning Commission was motioned and adjourned at 8:30 p.m.

Mona Freiburger  
Recording Secretary