

APPROVED
AUGUST 19, 2024

**CITY OF WIXOM
49045 PONTIAC TRAIL
PLANNING COMMISSION MEETING
MONDAY, AUGUST 5, 2024**

This meeting was called to order by Vice Chair Tacy of the Planning Commission at 7:05 p.m. at which time allegiance was pledged to the American flag.

PRESENT: Cheryl Tacy (Vice Chairperson), Commissioners: Todd Buck; Sandro Grossi; Mark Lada; Mike Dornan; Vanessa Willett

ABSENT: Excused: William Day

OTHERS: Matteo Passalacqua (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 Grossi and Commissioner Lada to approve the July 15, 2024, Planning Commission Meeting Minutes, as submitted.

VOTE:

MOTION CARRIED

Correspondence:

None

City Manager's Reports:

None

Consent Agenda:

All items listed under the Consent Agenda are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items, unless a Council member so requests, in which event the items will be removed from the Consent Agenda and added to the regular agenda at the end of Unfinished or New Business.

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. **PUBLIC HEARING FOR CONDITIONAL REZONING: 31201 OLD WIXOM ROAD, WIXOM, MI. 48393:** The applicant is seeking to split and rezone a portion of the property from Village Center Area – Core to Village Center Area – Transitional with Proposed Conditions per Section 18.23.040. The parcel number is 22-06-200-035.

Discussion:

The applicant has applied to, conditionally, rezone a portion of the property located at 31201 Old Wixom in the VCAC district from VCAC, Village Center Area Core to VCATR, Village Center Area Traditional. All conditions offered as part of a conditional rezoning must be voluntarily offered by the applicant. The conditions voluntarily offered were provided in a memo from the applicant dated July 25, 2024. The conditions offered are listed below:

1. The property will be subdivided into Phase 1 and Phase 2, as per submitted rezoning plan;
2. Phase 1 will be rezoned to VCA Transitional;
3. Phase 2 will remain VCA Core;
4. Phase 1 will be fully developed in three years from the date of approved rezoning.

Recommendation by Carlisle Wortman Association:

The application is substantially complete. A public hearing is required for rezoning considerations.

The Planning Commission is asked to consider the conditional rezoning and make a recommendation to approve, approve with recommended changes agreeable to the Applicant, or denial of the conditional rezoning to City Council.

Conditional Rezoning Review for Wixom, Michigan from Carlisle Wortman Associates (CWA) dated July 29, 2024 is referenced and included in tonight's packet.

Mr. William Clark of Quadrant Developments LLC, submitted a revised application to rezone a portion of the property located at 31201 Old Wixom in the VCAC district from VCAC, Village Center Area Core to VCATR, Village Center Area Transitional. A meeting with the applicant was held on May 29, 2024 to review the original application and provide feedback on additional information that was required.

A condition to the request is that the property would be divided into two lots, one of which would retain the VCAC designation while the other would be VCATR and developed into a multi-family development.

The overall site is 10.4 acres and has approximately 3990 feet of frontage on Pontiac Trail Road and approximately 500 feet of frontage along Old Wixom Road. The gas station located northeast of the site is under the same ownership as the lot in question and was developed under a consent judgement which divided the original lot into two parcels and stated the remaining lot is to be developed in accordance with City zoning regulations.

The purpose of the rezoning is to allow the applicant to split and develop approximately seven acres of the 10.4-acre lot into a 72-unit multi-family product. The proposed area for rezoning is referred to as "Phase 1" and contains all the frontage along Pontiac Trail Road and spans the lot until it terminates at Gibson Drive. The outstanding 3.4-acre portion is referred to as "Phase 2" and would be split off as separate lot and remain VCA Core. Currently, there are no future plans for the 3.4-acre lot.

Natural Features; Conditional Rezoning; Master Plan; Rezoning Standards; Review Procedures; and Summary and comments by Carlisle Wortman Associates dated July 29, 2024 is included in the packet.

Mr. Passalacqua stated the applicant provided a conditional rezoning application. Currently, the site in its entirety is zoned VCA Core. The applicant is petitioning to have the site split into two lots in which one of the lots would be rezoned to transitional VCA and the other part would remain as core. The transitional lot would face Pontiac Trail, and the other site would front all Old Wixom Road.

Mr. Passalacqua indicated they worked with the applicant through pre-application meetings as well as the applicant appearing before the Planning Commission on March 6, 2024 for a conceptual review. The site in question is 10.5 acres total. Phase One which is to be rezoned to transitional is approximately seven acres and the remaining site would be 3.5 acres, which would remain core. The proposed use for the transitional site would be a 72-unit, multi-family development. For the purpose of this meeting, this is not a site plan review.

Mr. Passalacqua commented there are not any major natural features with the site that would be up for consideration as part of the rezoning. The site is conducive to the type of development allowed under the zoning of transitional.

For conditional rezoning, all proposed amendments to the zoning map shall be referred to the Planning Commission for a public hearing and a recommendation to City Council. City Council is the final approving body of this conditional rezoning. All the conditions offered must be offered voluntarily by the applicant. The conditions offered by the applicant as part of the rezoning were provided in a memo dated July 25, 2024, which is on file and stated in the review provided by Carlisle Wortman for the site.

The applicant wants to provide a residential product in the VCA; however, core requires that first floor spaces are retail/office or epiflex use. The applicant cited retail challenges in the market; and did not offer a retail component in the development. The applicant is seeking transitional because it is not a requirement to have those types of uses. The applicant provided information from a local brokerage firm stating challenges with rents associated with retail, currently. We understand those challenges being a part of the community. However, as part of our review process, we owe a consideration of the master plan.

Mr. Passalacqua indicated the applicant is proposing a 72-unit, multi-family development. Transitional would allow for that type of product on the site. One of the components of a review is looking at the master plan. The future land use map has this designated as light industrial; however, it is noted that the site is in the DDA district; it is in the TIFF capture district, it is directly adjacent to VCA core. It is justified in reviewing it against VCA future land use and master plan standards, not light industrial. Given the City's expansive offering of light industrial space, it is noted there is not a conflict in considering dense residential at this site even though the future land use map currently has it designated for light industrial.

Mr. Passalacqua commented the applicant would need to provide information that meets the rezoning standards. The initial information is technical or background information: proof of ownership, legal descriptions for the properties as proposed in a split, things of that nature. The Planning Commission is to consider items such as conceptual plan demonstrating that the site could be developed with the representative uses permitted in

the requested zoning district. The applicant has provided a conceptual plan; the plan seems very feasible to develop a transitional zone, multi-family development on the site. The Natural Features Analysis provided in the revised application by the applicant appears to be sufficient given the site's lack of any major environmental or natural features. The revised application included a traffic study dated July 8th, 2024, which indicated the proposed development is expected to have minimal impact on the adjacent roadway network. The existing infrastructure can adequately accommodate the projected trips generated by the proposed development plan and no mitigation measures are recommended. The proposed site will have access to both Pontiac Trail Road and Gibson Road. The applicant provided a response on how the request for rezoning meets the standards set forth in Section 18.23.040. The applicant proposed phasing the site; citing phase 1 shall be developed as a transitional residential development between single family homes and light industrial uses. There is no reference to the Master Plan. The site shall be designed with the natural topography in mind and provide onsite detention/retention for storm water management. The site's natural features and layout appear to be conducive to dense residential uses. The applicant provided a memo from a local brokerage firm indicating their professional opinion that the site cannot produce an acceptable rate of return utilizing retail. The applicant states that due to the transitional nature of the VCATR zone, this use will not adversely affect neighboring uses. Mr. Passalacqua stated CWA does not cite any reasons in which City services or infrastructure would be burdened by this use. They deferred to the City's public safety and engineering departments for any noted concerns regarding City services. The applicant states the development, in conjunction with the rezoning would offer additional owner-occupied housing which is a goal of the Master Plan. CWA feels the VCATR is the best zoning designation to address the intent of the applicant and the goals of the City. CWA does offer the consideration of retaining a portion of the divided site to remain VCAC along Pontiac Trail Road to allow for limited storefront retail as well as residential units above to meet the intent of the VCA area.

Vice Chair Tacy indicated, in a previous meeting, the Planning Commission had questioned leaving the frontage along Pontiac Trail and then Wixom Road as core and making only the southwest portion of that piece of property the transitional area, which is not being presented. She asked if they could offer any explanations on how we got to this point. Assistant City Manager Benson indicated they would defer to the applicants on the full reasoning behind this decision, but as Mr. Passalacqua stated, it is the applicant's perceived return on investment. It is the understanding that the applicant does not believe that the market is viable for a retail or mixed-use project on that frontage and instead are more favorable for a row style townhouse product.

Commissioner Willett commented that in the plan, phase 2 would remain VCA Core with timelines on the development of the residential units. She asked if there are plans in the future or a timeframe for future development of that site. Assistant City Manager Benson indicated the applicant did not propose a condition related to a timeline.

Commissioner Dornan commented CWA's letter to the Commission dated July 29, 2024 outlining recommendations and the March 18, 2024 Planning Commission Minutes, put this in context for him; it appears to him that the group went back to the drawing board.

Mr. Al Valentine, Architect, GAV Associates, Farmington, MI; Mr. Marvin Poota, Wixom, MI, Owner/Developer; Mr. William Clark, Quadrants Development, Wixom, MI; introduced themselves to the Planning Commission.

Mr. Valentine brought to the attention of the Commission that there is an error on his site plan sheet SD101, underneath the title, architectural site plan mixed townhomes and stacked condos, it says six stacked condos, six townhouse buildings. It should read eight stacked condo buildings and four stacked condos. Mr. Valentine stated the unit count doesn't change; it is still within the ordinance.

Mr. Valentine stated they did redesign the buildings for attached garages. Townhouses have two car garages, stacked condos have one car garages. These will be sold; they believe they would be in the price range to be affordable for first time buyers or possibly seniors, potentially. The market price would be low to middle \$300K.

Mr. Poota commented they brought in a couple of brokers, a residential real estate broker, and a commercial real estate broker, if the Commission wanted to ask any questions.

Assistant City Manager Benson commented tonight's focus is not about the specific details of the product. The applicant has expressed that their intent is to do this as a site condominium. It would go through the site condominium process, which is a multi-step review process and would allow the Planning Commission and City Council the opportunity to more closely scrutinize the details of the plan. The main question is about the change of zoning to allow the uses outlined in the proposal, and what the Commission would like to recommend, if anything, to City Council.

Mr. Passalacqua indicated the information the applicant provided is welcomed and appreciated. If rezoned to transitional, the applicant would have to bring the Commission a development that follows those requirements, as well as all other ordinance requirements. The focus is on the conditional rezoning as stated in items 1, 2, 3, and 4, as the reasoning given.

Mr. Poota stated they have owned this property since 1979 and have observed the area for a long time. He indicated going west on Pontiac Trail has always been mostly light industrial or heavy industrial. Mr. Poota indicated they do not foresee that this strip would ever support VCA Core, and now is the time to do something with this property. The property has been sitting vacant for a long time and he would kindly ask the Commission to consider this conditional rezoning.

No public comments.

Vice Chair Tacy indicated the Commission is being asked to consider the conditional rezoning of this property. The Commission is to make a recommendation to approve with recommended changes agreeable to the applicant or denial of the conditional rezoning to City Council.

MOTION made and seconded by Commissioner Willett and Commissioner Lada to make a recommendation to City Council for approval of **CONDITIONAL REZONING: 31201 OLD WIXOM ROAD, WIXOM, MI. 48393**: The applicant is seeking to split and rezone a portion of the property from Village Center Area – Core to Village Center Area – Transitional with Proposed Conditions per Section 18.23.040. The parcel number is 22-06-200-035; based upon the information received from the applicant and reflected in the Minutes of this meeting, the Planning Commission finds the proposed 31201 Old Wixom Road, conditional rezoned from VCA C, Village Center Area Core, to VCA TR, Village Center Area Transitional, meets the informational requirements of Section 18.23.020 Part B, Section 18.23.040 and the consideration factors found in Section 18.23.050 Part 1 of the Zoning Ordinance and recommends approval of the rezoning with conditions offered by the applicant in the letter dated July 25, 2024.

VOTE:

MOTION CARRIED

2. **PRELIMINARY CONDOMINIUM SITE PLAN REVIEW, SPR #24-009: 3015 WEST MAPLE ROAD, WIXOM, MI. 48393**: The applicant is requesting preliminary site plan approval to raze the existing single family and accessory structures on the 13.46-acre site and construct forty-three (43) detached single-family homes on 5,500 square foot lots. The development is being proposed as a site condominium. Requirements for the development of a residential condominium in the VCA-LI are outlined in Section 18.17.030 and Section 16.12.080. The property is zoned VCA-LI, and the parcel number is 17-32-176-017.

Discussion:

Commissioner Dornan indicated his son works for the Umlor Group, who represents the applicant. Commissioner Dornan stated that he believes this relationship does not constitute a conflict of interest, but wanted to inform the Commission before the discussion started in case there were any concerns. Mr. Dornan indicated that he believes his son's relationship to the engineering firm representing the applicant will have no bearing on his ability to review the project, and he desires to participate in the discussion. No Commissioners expressed any concerns.

The applicant is requesting site plan approval to raze the existing single family and accessory structures on the 13.46-acre site and construct forty-three (43) detached single family homes on 5,500 square foot lots. The development is being proposed as a site condominium. The site is located between West Maple Road and Air Line Trail, east of the North Wixom Road and West Maple Road intersection. The site is zoned VCA-LI, Village Center Area – Low Intensity and, currently, contains an existing single-family home and accessory structures. Parcel ID: 17-32-176-017.

The Planning Commission shall review the condominium preliminary site plan and make recommendations to the City Council on the appropriateness of the plan. City Council shall review the plans and either approve the plan outright, conditionally approve the plan, deny approval or table action on the plan until such time that the applicant addresses concerns of the City Council. After submitting a final site plan application, the Planning Commission shall review the final site plan and make recommendations to City Council. City Council shall review the plans and either approve the plan outright, conditionally approve the plan, deny approval or table action on the plan until such time that the applicant addresses concerns of the City Council regarding the adequacy of the plans.

The purpose of the preliminary site plan review is to allow the applicant to present the general concept, layout and design of a development and solicit feedback from the Planning Commission and City Council. While there are noted deficiencies CWA's report to the Planning Commission dated August 5, 2024, they may be addressed during final site plan review.

Mr. Passalacqua reviewed and highlighted the Preliminary Site Plan/Site Condominium Review of Carlisle Wortman Associates dated July 25, 2024, which includes: Project and Site Description; Property Location; 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; Condominium Regulations; and Recommendations.

Within the application, three home models were provided. Amongst those models, there were eight different façade styles. All the units are four bedrooms, 2.5 bathrooms; with two car attached garages. The applicant did attend a conceptual review with the Planning Commission on April 1, 2024. Those meeting minutes are in the packet for this evening.

At the end of the review, there is a list of items to be addressed but that is a nature of the style site plan review in the community. CWA's review went through everything that is required. A lot of the items is additional information requested. There are some larger items that should be discussed this evening and Mr. Passalacqua indicated he would point them out. A lot of the items to be addressed is informational and clarifications.

Mr. Passalacqua indicated the name of the condominium needs to be changed, as there is already a condominium subdivision in Wixom with this name Wixom Meadows. As it relates to setbacks, placement, the lots and the structures conform. Some dimensions are requested from the applicant. For the natural resources, the site does have three wetlands. Wetland C is called to be filled in. Information is requested from the applicant of how they delineated wetlands because it is in a little bit of contrast with the City's wetland map. It is a dense single-family development per the Low Intensity requirements. Stub roads are provided for future connections to Gunnar Mettala Park and Theodore Street in the adjacent development. The terms of the conditions in which these connections are to be made should be outlined in the master deed and by-laws. One of the open spaces provided behind lots 25 and 26 do not appear to be accessible, which is a requirement of open space. For City services, there are no noted issues, however, the fire department did deny the site plan related to some issues with water main layouts and ownership as well as hydrants. These items can be addressed at final. HRC did not have any major issues and did not cite any major traffic concerns. Parking is provided via garages and driveways. CWA is asking for dimensional information on the driveways to confirm they can house two vehicles without necessarily encroaching the sidewalks. The site access is via West Maple Road with about a 570-foot drive that leads to the actual development. One of the considerations the Planning Commission needs to make tonight is that the applicant proposed mountable curbs which requires the Commission's approval. Open space between areas are lots 39 and 40, which is a proposed connection to the Air Line Trail. Clarification is needed for proper steps to take place. There are no crosswalks, currently, proposed in the development which is recommended to be added to meet ADA requirements. Landscaping – greenbelts are not required in the VCA if street tree requirements are met. Technically, the applicant does not meet the street tree requirements. The site does require a landscaping buffer. The only site that is noted the Commission may want to consider not waiving buffer requirements is the northern portion which abuts the single-family houses along West Maple Road from the thought that at some point in time, those sites could be consolidated and developed; and if the lot was cleared, there would be no buffer.

Mr. Passalacqua stated the site has identified 454 trees. The current plan does call for the removal of all the trees. The woodland ordinance outlines replacement requirements that street trees can count towards these requirements. 171 of the existing trees are not regulated and do not require replacements. These are, typically, invasive species or dying trees. Of the 283 remaining trees, 183 will be replaced and in a fee in lieu of planting would be provided for 100 trees. The site does need street lighting in conformance with Section 18.07.130.E. It is recommended the usage of lights in similar low intensity development. No site lighting was proposed in the preliminary site plan. Floor plan and elevations – there are three models and eight facades. CWA does request that the applicant provide a note on the housing style that these are the most akin to because the VCA does have certain styles that are preferred. The Planning Commission does need to approve at least six of the facades for the development. The garage offsets for the porch have been met. CWA does request more information about the door and window calculations. Siding materials consists of brick veneer, stone veneer, horizontal siding,

shake siding and vertical siding, as well. A design requirement of that area is that it can be an accent material and should not be more than 30% of what is used along the facades. The Commission can deviate from architectural requirements in the VCA. Window and door percents need to be added to the façade elevations. Materials identified and percent coverage need to be added to the elevations.

Vice Chair Tacy commented there were notes included regarding open space behind units 25 and 26 that there is no clear accessibility to the residents of the development. She asked if this has been addressed in terms of the requirement that open space be accessible. Mr. Passalacqua indicated you have to conceptualize what it would look like once it is all built; technically, a trail to that area or some sort of dedicated pathway would make it accessible.

Mr. Mike Noles, Umlor Group, Wixom, MI, civil engineers for Pulte Homes of Michigan. Mr. Noles stated Mr. Kirk Thomas, Pulte Homes; Mr. Aaron and Mr. Steve Schafer were in attendance, and has a contract with the Cavallaro's.

Mr. Noles indicated they are proposing units that are 100 feet x 55 feet, and in full compliance with the VCA specification. They are also proposing sidewalks on both sides of the street. There will be 43 units, and the site is 13.5 acres.

Mr. Noles stated the Commission has seen some other development proposals, and they feel this is a much improved site plan. Mr. Noles cited and highlighted some features of the plan such as a street connection through the ITC corridor. There will be connectivity for both existing residents that live to the west and for new residents in this development to be able to access both the park and the trail.

Mr. Noles indicate the open space in Lots 25 and 26 is, basically, a preserved area. They do have 21.71 percent open space on this particular site. There is not really a great access corridor. In the past, where there were wetlands or wetland buffers that were lots, they would plant them with appropriate species of plants. Mr. Noles stated there are about 100 trees that they are going to have to buy the credits which are spelled out in the ordinance for trees replacements when you can't plant enough on the site. Mr. Noles stated they are willing to work with the City on whether it is on a lot or whether it is in open space, whichever is preferable.

Mr. Noles stated the plans are fully compliant with the VCA requirements regarding architecture.

Mr. Noles indicated it is very difficult to save trees with 55-foot-wide lots, 10-foot side yards, 5 feet on each side, front yard requirements with sanitary, franchise utilities, proper drainage, etc. Mr. Noles spoke about the connection to the Michigan Air Line Trail and sidewalks on both sides of the street.

Mr. Noles spoke about the elevations, different style homes and materials.

Vice Chair Tacy indicated she compared the previous elevations with the elevations shown today. She was happy that the garages were now pulled back, but she was curious to see the window and door façade coverage percentages. Vice Chair Tacy felt that some of the architecture dimensions had been lost.

Mr. Noles stated they would have no problem adding street lighting.

Mr. Noles explained the difference between a mountable curb and a straight back V6 type curb. A mountable curb is more conducive for kids riding their bikes and running their bikes up through the curb. It is, basically, a four-inch raise but it is more of a V shape bottom. It doesn't affect the drainage at all.

Mr. Noles stated they are going to propose 5-foot concrete sidewalks between lots 39 and 40 that would connect to the Air Line Trail. Mr. Noles indicated the maintenance of the Trail, and that entrance would be included in the master deed and by-laws.

Vice Chair Tacy inquired if there will be a stone or brick apron surround the entire house. Mr. Noles stated if it is an option, and not required by the VCA, Pulte generally prefers to do siding on the sides and the back; and limit the stone and brick to the front elevation.

Mr. Noles stated the floor plans are life tested floor plans. There is a lot of detail that gets lost in the rendering pictures. Mr. Passalacqua noted the front facades of all residential units shall be at least 15% windows and doors. The sidewalks would be ADA compliant.

Commissioner Lada inquired to Mr. Noles if there was anything that was a red flag for him in reading the review. Mr. Noles stated no, there was nothing in there that scared him that they could not comply with.

Commissioner Buck inquired if there will be ranch style homes throughout the subdivision. Mr. Noles stated no, this is targeted for a family product.

Commissioner Dornan commented he has been following this property for a very long time. Of the proposals he has seen, this proposal is the best. Commissioner Dornan stated he would like to comment on wetland A, which has a history of flooding. Commissioner Dornan stated he does have a pet peeve about placing trees within a five-foot space from back of curb to the face of the sidewalk. Mr. Noles stated there is 11 feet from back of curb to the face of the sidewalk. Mr. Noles indicated they have made exceptions where they would plant the street trees in the yard on the other side of the sidewalk.

Vice Chair Tacy stated the Commission is tasked with determining the appropriateness of the general concept, layout and design of this development with regard to some of the waivers that would be considered to waive the landscape requirements along West Maple Road in favor of the plantings and layout and consider waiving the landscaping buffer requirements east, north, both, and determining whether or not the home styles as they are presented are acceptable; or if they are not acceptable and should be revised prior to the final site plan review.

Mr. Passalacqua indicated recommended to start with the waivers because that will address some of the items to be addressed in that process.

MOTION made and seconded by Commissioner Lada and Commissioner Willett for approval and review by City Council of **PRELIMINARY CONDOMINIUM SITE PLAN REVIEW, SPR #24-009: 3015 WEST MAPLE ROAD, WIXOM, MI. 48393**: The applicant is requesting preliminary condominium site plan approval to raze the existing single family and accessory structures on the 13.46-acre site and construct forty-three (43) detached single-family homes on 5,500 square foot lots. The development is being proposed as a site condominium. Requirements for the development of a residential condominium in the VCA-LI are outlined in Section 18.17.030 and Section 16.12.080. The property is zoned VCA-LI, and the parcel number is 17-32-176-017; contingent upon the Waivers/Determinations/Conditions as listed below:

1. Waivers 1 and 2 as listed in the Planner's Report dated July 25, 2024 are approved if a buffer is provided along the northern property line adjacent to the single-family homes with the exception of Lot 1, and uniform planting and layout is provided at West Maple entrance; and
2. The Planning Commission determined mountable curbs are acceptable; and
3. The Planning Commission determined that the home styles presented are acceptable so long as they meet all informational requirements and meet ordinance standards; and
4. The Applicant must address items 1 through 5 as listed in the Planner's Report dated July 25, 2024 on the final condominium site plan submission; and
5. The Applicant must address item 6 in the Planner's Report dated July 25, 2024, amended as follows: That a landscape easement proposed to Sites 25 and 26 in lieu of an open space area on the final condominium site plan submission; and
6. The Applicant must address items 7 through 28 as listed in the Planner's Report dated July 25, 2024 on the final condominium site plan submission

7. That street lighting shall be provided in conformance with Section 18.07.130.E;
and
8. Confirmation on the final condominium site plans that all units shall have full basements.

VOTE:

MOTION CARRIED

Call to the Public:

No public comments.

Staff Comments:

Assistant City Manager Benson welcomed the Planning Commissioners. Assistant City Manager Benson reminded the Commission there is a training meeting scheduled for the Commissioners and the ZBA on Monday, August 12, 2024. He will be distributing more information at the end of the week.

Assistant City Manager Benson commented the Renton Redevelopment area buildings will be coming down this week. City Council approved a listing agreement with Savills as the real estate broker to help market the site to a wider range than we may have been able to do so.

A public hearing for the Commission is planned for August 19, 2024 to consider amendments to the VCA sign ordinance per the discussion at the last Commission meeting.

Commission Comments:

Commissioner Willett asked if the demolition contract is to remove all the sidewalks, as well. Assistant City Manager Benson stated they will be removing all the paver sidewalks. They are not having them remove all the concrete that abuts the curbs at this time.

ADJOURNMENT:

This meeting of the Planning Commission was motioned and adjourned at 8:55 p.m.

Mona Freiburger

City of Wixom
Planning Commission
Monday, August 5, 2024

Recording Secretary