

**APPROVED**  
**OCTOBER 14, 2024**

**CITY OF WIXOM  
ZONING BOARD OF APPEALS MEETING  
49045 PONTIAC TRAIL  
MONDAY, JULY 8, 2024**

The meeting was called to order by Chairman Caplan of the Zoning Board of Appeals at 7:30 p.m. at which time allegiance was pledged to the American flag.

**BOARD:** Jeff Caplan (Chairman); Roy Thorsell; Michael Schira; Steven Winters;  
Jim Hutchens

**ABSENT:** Ray Cousineau

**OTHERS:** Matteo Passalacqua (Carlisle Wortman & Associates), Planner; Drew Benson, Assistant City Manager, and Director of Economic Development; and Mona Freiburger (Recording Secretary)

**Determination of a Quorum:**

A quorum of the Zoning Board of Appeals was present for this meeting.

**Agenda:**

No additions or changes were made to the agenda.

**Approval of the May 13, 2024 Zoning Board of Appeals Meeting Minutes:**

MOTION and seconded by Board Members Winters and Thorsell to approve the May 13, 2024 Zoning Board of Appeals Meeting Minutes.

**VOTE:** **MOTION CARRIED**

**CORRESPONDENCE/INFORMATION**

June 11, 2024 City Manager Update  
June 25, 2024 City Manager Update

**CALL TO THE PUBLIC**

There were no comments made by the public.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

1. **PUBLIC HEARING FOR VARIANCE REQUEST #PZBA24-004: 31155 OLD WIXOM ROAD, WIXOM, MI. 48393:** Applicant is seeking to construct a paved truck circulation area as a part of renovations to an existing industrial building. The applicant is requesting approval for the following variances: 1) To allow a five foot setback to the proposed paved truck circulation area and no landscaping rather than the required 50 foot wide buffer setback and required buffer landscaping pursuant to Section 18.14.020.C, and, 2) To allow the proposed truck circulation area with no screening wall rather than the required 6 to 8 foot screening wall. Both variances are requested subject site abuts vacant residentially zoned property to the south. The property is zoned M-1, Light Industrial and the Property Identification number is 22-06-200-037.

**Discussion:**

The applicant is proposing to expand their existing loading and parking area into the southern portion of the site to accommodate 53-foot trailer deliveries/shipping truck circulation. The site in question borders a partially developed lot to the south split zoned R-3, Single-Family Residential and M-1, Light Industrial. The lot to the south is developed primarily along its Wixom Road frontage and used for light industrial purposes. Included in the packet are references to the zoning map and aerial images of the area.

In 1994, the property to the west was granted a similar variance allowing for reduced screening requirements along the south property line as well as the condition that should the site to the south be developed as residential, a masonry wall shall be constructed.

Variance Request, Considerations for the Proposed Variance, Findings of Fact, and Recommendation dated June 26, 2024, by Carlisle Wortman Associates, Inc., are also included in the packet.

Based on the criteria noted in the Memo dated June 26, 2024 from Carlisle Wortman Associates, Carlisle Wortman Associates recommend approval of the subject variance to allow the expansion of the loading and parking area to the rear of the building up to five feet from the south property line without the inclusion of a landscape buffer or

screen rather than the minimum 50-foot setback, landscape buffer and screening required pursuant to Section 18.14.020.C.

In addition to their recommendation, the Zoning Board of Appeals may wish to consider the following condition: That an eight (8) foot screening wall be constructed along the south property line should the property to the south ever be developed in a residential manner. The wall to be installed within 30 days of the change of use of the southern property.

Mr. William Clark, 49140 Wixom Tech Drive, Wixom, Michigan, Quadrants Development, indicated they are to undertake redevelopment of this industrial building. Part of the requirements of the tenant is that there is the ability to bring in over the road semi-trucks. The tenant has been in Wixom for many years. Their facility has two truck wells for over the road trucks, so they would like to add an additional truck well. The building has already been purchased. Unless the applicant receives the 50 foot variance, the semi-trucks cannot operate in the south end of that facility. The occupant to the west side of the building was granted a variance in the 1990's. If the area is developed as residential in the future, Mr. Clark stated they would be happy to install landscaping or whatever is needed.

Mr. Clark distributed a handout where their engineer depicted the turning radius and the impact that it would have with three truck wells on the south side. They would, basically, be non-functional for over the road traffic.

Assistant City Manager Benson commented one of the unique things about this scenario is the property to the south is actually split zone. It is a single parcel that has two different zonings. In the early 90's, it was two separate parcels, the R-3 parcel and the M-1 to the south. The M-1 to the south purchased the R-3 to the north and combined the properties but it was never rezoned. Functionally speaking, Assistant City Manager Benson stated R-3 would be very difficult; it would have to be redivided and work out a plan to do so. The master plan doesn't really support R-3 there. However, there are some vested rights that come with that R-3 zoning.

No public comments.

Mr. Passalacqua commented within the report, the property to the west back in the mid-90's was granted a similar type of variance where they allowed for relaxed setbacks with the understanding that should the property ever be developed as residential, they would be required to install some landscape buffering.

**MOTION** and second by Board members Thorsell and Winters to approve **VARIANCE REQUEST #PZBA24-004: 31155 OLD WIXOM ROAD, WIXOM, MI. 48393:** Applicant is seeking to construct a paved truck circulation area as a part of renovations to an existing industrial building. The applicant is requesting approval for the following variances: 1) To allow a five foot setback to the proposed paved truck circulation area

and no landscaping rather than the required 50 foot wide buffer setback and required buffer landscaping pursuant to Section 18.14.020.C, and, 2) To allow the proposed truck circulation area with no screening wall rather than the required 6 to 8 foot screening wall. Both variances are requested subject site abuts vacant residentially zoned property to the south. The property is zoned M-1, Light Industrial and the Property Identification number is 22-06-200-037; with the following condition:

1. That an eight (8) foot screening wall shall be constructed along the south property line should the property to the south ever be developed in a residential manner. The wall to be installed within 30 days of the change of use of the southern property.

**VOTE:**

**MOTION CARRIED**

**CALL TO THE PUBLIC:**

No public comments

**STAFF COMMENTS:**

Assistant City Manager Benson commented the Mayor does have an appointment to the ZBA scheduled for the July 9, 2024 Council meeting. The ZBA will then have seven board members. In addition, the City is working on a replacement for Ray Cousineau, as he has indicated he would like to step down. We anticipate we will be able to fulfill that position at the second Council meeting in July.

Assistant City Manager Benson indicated he would like to schedule training through the Michigan Association of Planning including the new ZBA and Planning Commission members. Carlisle Wortman Associates do these training sessions. Assistant City Manager Benson will notify the Planning Commission and ZBA for availability dates at the end of July to early August, 2024.

**COMMISSION COMMENTS:**

Board Member Thorsell commented there is one section of the sidewalk across from Walled Lake High School that has been missing for a couple of years now. Chairman Caplan stated he thought that area is now paved.

**ADJOURNMENT:**

The meeting of the Zoning Board of Appeals was motioned and adjourned at 7:18 p.m.

Mona Freiburger  
Recording Secretary

