

APPROVED
FEBRUARY 7, 2022

**CITY OF WIXOM
49045 PONTIAC TRAIL
PLANNING COMMISSION MEETING
MONDAY, JANUARY 3, 2022**

This meeting was called to order by Vice Chairman Carter of the Planning Commission at 7:32 p.m. at which time allegiance was pledged to the American flag.

PRESENT: Phillip Carter (Vice Chairman), Ray Cousineau, Mark Lada, Anthony Lawrence

ABSENT: Excused: Day, Grossi, Tacy

OTHERS: Kelly McIntyre (CIB Planning); Drew Benson, Assistant City Manager & Director of Economic Development; 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 Cousineau to approve the December 6, 2021, Planning Commission Meeting Minutes, as submitted.

VOTE:

MOTION CARRIED

Correspondence:

None

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

No public comments.

Old Business:

- 1, **CONCEPTUAL DISCUSSION: 48200 ALPHA DRIVE, WIXOM, MI 48393:** An informal discussion on an updated conceptual preliminary plan for a multiple-family development on the property. The property is zoned Industrial Research Office, IRO. The parcel number is 22-08-426-034.

Discussion:

Ms. McIntyre stated the applicant asked for Conceptual Discussion to be postponed to a date when additional Commissioners would be present.

New Business:

1. **PUBLIC HEARING FOR TEXT AMENDMENTS TO ZONING ORDINANCE CHAPTER 18.07 - VILLAGE CENTER AREA (VCA) DISTRICT, TO CLARIFY AND UPDATE THE DISTRICT INTENT; SCHEDULE OF USES; REQUIREMENTS AND STANDARDS APPLICABLE TO ALL USES; HEIGHT AND PLACEMENT REQUIREMENTS; COMMERCIAL AND RESIDENTIAL ARCHITECTURE REQUIREMENTS; AND STREET DESIGN REQUIREMENTS.**

Discussion:

The Planning Commission reviewed a proposed draft of amendments to Chapter 18.07 - Village Center Area (VCA) District at its October 3, 2021 and November 22, 2021 meetings. Revisions were made as a result of those discussions. The final draft of the proposed ordinance was included in the packet.

The proposed VCA ordinance amendments clarify ordinance text and consolidate design standards. The proposed amendments reinforce the City's desire to support a mixed use development, a pedestrian friendly environment and ensure Downtown Wixom maintains its vibrant, walkable charm while blending new buildings into the fabric of the existing character and neighborhoods. Graphics were also added for commercial architectural standards and illustrate the application of the Ordinance. The design and construction standards were applied to both new buildings and existing buildings.

The proposed changes/edits include:

- Consistent nomenclature (Flex space housing/live work units);
- Reduced parking requirement for residential units in mixed uses may be accomplished through a waiver, if desired;
- Attached garages are now permitted on flex space/live work units;
- Utilities may be placed in the side yard IF placing in the rear yard is not feasible. Screening is required;
- "Bungalow" is defined;
- Revised transparency standards for windows and doors on first floors and stories above; and
- Added provisions for rear yard setbacks for decks and patios.

This amendment as a whole serve as a "text amendment" to Section 18.07, Village Center Area (VCA) District, of the Zoning Ordinance and requires a Public Hearing, followed by a recommendation from the Planning Commission to City Council to adopt the proposed amendments.

Vice Chairman Carter indicated he had additional, minor changes to the VCA Ordinance Amendments which were reviewed by the Commissioners and noted by Ms. McIntyre.

MOTION made and seconded by Commissioner Lawrence and Commissioner Lada to recommend to City Council to approve the proposed amendments to Chapter 18.07 - Village Center Area (VCA) District, as submitted and modified on January 3, 2022.

VOTE:

MOTION CARRIED

Call to the Public:

No public comments.

Staff Comments:

Ms. McIntyre indicated the Commission will review the multiple story, indoor, climate controlled storage units which is on Beck soon.

Also, Phase Two of Flint Logistics was submitted and will be reviewed by the Planning Commission within the next few weeks.

Assistant City Manager Benson indicated the City has been pursuing the Redevelopment Ready Communities Certification through the Michigan Economic Development Commission. The City is working on the various pieces to get certified, hopefully, within the next year or so. One minor requirement of the program is that the Planning Commission provides an annual report to the City Council. This task is prepared by staff and they anticipate having that report for the Planning Commission. The report is a summary of the previous year by the Planning Commission. The Planning Commission will have the opportunity to comment on this report to pass onto City Council to fulfill this requirement.

Assistant City Manager Benson also indicated there is a long history of successful and fruitful joint meetings between the Planning Commission, City Council, the Zoning Board of Appeals, and the DDA. The staff is looking to schedule at least one of those meeting this year to talk about development issues that perhaps we find applicants that are worth discussion or ideas in your experiences in the City which you may want to discuss.

Assistant City Manager Benson stated there have been well founded rumors of leases being signed for Building B, the smaller one of the buildings on Wixom Road. They have not submitted anything to the City in terms of buildings plans, so it is not "official". The larger building, good news is coming soon. They have had a series of delays, partially related to their financing from their parent company.

Commission Comments:

Commissioner Lada inquired about the Biggby Coffee dumpster issue, if there has been a resolution. Ms. McIntyre indicated the ball is in their court; Biggby Coffee is still trying to discuss if they can share a dumpster with Meijer.

Commissioner Lada indicated every Wednesday on Wixom Road at 8:00 a.m., the trash truck goes down that road. Buses are late on Wednesdays when they are behind the trucks. He asked if they could revise their route. Ms. McIntyre indicated it would not hurt to ask to see if the trash trucks could revise their route.

Commissioner Lawrence inquired about the progress of Longhorn Steakhouse construction and build. Assistant City Manager Benson indicated there has been some coordination issues combined with the weather change which has slowed down construction. The project is still ongoing.

City of Wixom
Planning Commission
Monday, January 3, 2022

5

Commissioner Cousineau inquired about the school property on Wixom and Maple Roads. Assistant City Manager Benson indicated they met with the new developers, Franklin Property Group, to discuss the history of the property, the struggles with the previous applicant and the plans they had submitted. It was a productive meeting. The City hasn't heard from them since that meeting.

ADJOURNMENT:

This meeting of the Planning Commission was motioned and adjourned at 8:10 p.m.

Mona Freiburger
Recording Secretary