

APPROVED
FEBRUARY 28, 2022

**CITY OF WIXOM
49045 PONTIAC TRAIL
PLANNING COMMISSION MEETING
MONDAY, FEBRUARY 7, 2022**

This meeting was called to order by Chairman Day of the Planning Commission at 7:35 p.m. at which time allegiance was pledged to the American flag.

PRESENT: Phillip Carter (Vice Chairman), Sandro Grossi, Mark Lada, Anthony Lawrence, Cheryl Tacy

ABSENT: Excused: William Day, Ray Cousineau

OTHERS: Kelly McIntyre (CIB Planning); Assistant City Manager Drew Benson; 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 the January 3, 2022, Planning Commission Meeting Minutes, as submitted.

VOTE:

MOTION CARRIED

All in favor.
Motion passes.

Correspondence:

December 7, 2021 City Manager Update
December 24, 2021 City Manager Update
January 11, 2022 City Manager Update

January 25, 2022 City Manager Update

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

No public comments.

Old Business:

1. **CONCEPTUAL DISCUSSION: DAMAS PROPERTY - 48200 ALPHA DRIVE.** An informal discussion on an updated conceptual 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:

Email request was sent by applicant, Mr. Dino Damas, to postpone the discussion until further notice due to some members not being able to make tonight's meeting.

Commissioner Lawrence made a point of order comment that there was an error on the drawing regarding the square feet are not correct and not all uniform.

2. **VCA AMENDMENTS DISCUSSION:** Further discussion after presentation to City Council

Discussion:

CIB Planning presented the VCA amendments to City Council at their January 25, 2022 meeting. As a result of the presentation and discussion, Council request that additional text for lighting be added as well as possible elimination of multiple family housing in the VCA (as a permitted use).

Ms. McIntyre and Planning Commissioners discussed the two (2) items under Old business:

1. Lighting. Text edits/revisions to further clarify lighting, specific to LED lights, light temperature, and glare. Suggested text was provided.
2. Multiple Family: Council expressed concern about "multiple" family residential units and rental units being permitted on the remaining vacant lots in the VCA.

As removing multiple family residential units as a permitted use is not consistent with adopted Master Plan language and is departure from the intent of the VCA District, CIB and staff requested that the matter be brought back to the Planning Commission for discussion (rather than making the change to the text at the City Council meeting). To watch the City Council conversation and discussion, view the YouTube video. (Discussion starts at 23:32): <https://youtu.be/4yDITnAnK74?t+1411>

A joint discussion between City Council/ZBA/DDA will be scheduled for a date in March and this (multiple family in the VCA) will be an agenda topic for discussion. The Planning Commission may want to discuss the matter prior to the joint meeting.

CIB's recommendation is to discuss proposed lighting amendments and multiple family residential housing in the VCA.

Ms. McIntyre and the Planning Commission discussed the City Council's requests for changes. She indicated the lighting is a city wide standard, and must meet the lighting standards. Ms. McIntyre indicated she would make some of the corrections and bring them back for the Planning Commission's review.

Ms. McIntyre outlined and highlighted key issues in the VCA Intent language; Ten Principles of Smart Growth; "What is Missing Middle Housing" information and the RRC Best Practices in the February 7, 2022 packet to the Planning Commission.

Ms. McIntyre indicated the Master Plan lays the basis for the zoning ordinance. The zoning ordinance supports the Master Plan. They are in tandem.

Assistant City Manager Benson indicated one of the questions from City Council was a concern with ownership status. There are enough apartments in the VCA District; if they were eliminated, those existing duplexes are existing, non-conformity. Apartments are not the same thing as townhomes. The City cannot regulate ownership structure. The concern is renters weren't vested in the community. The Master Plan does not specify everything. Multiple family is more open ended. Removing multiple family would change the trajectory. Some communities get very specific. One point was made, there isn't much property left, and may be a moot issue.

New Business:

1. **PLANNING COMMISSION ANNUAL REPORT - Annual Report for 2021**

Discussion:

Assistant City Manager Benson indicated the intention is a summary to recap the activities of the Planning Commission to be in compliance with 125. Section 3819(2) Bylaws: adoption; public record requirements; annual report by Planning Commission, of the Michigan Planning Act 33 of 2008, the Planning Commission "shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development".

Staff prepared the annual report for the Planning Commission's review, acceptance and submission to the City Council. The annual report provides a snapshot of the accomplishments and work performed by the Planning Commission over the past year.

Vice Chair Carter indicated the dates to be renewed may have been pulled from an outdated list and the dates would need to be updated to three year terms.

MOTION made and seconded by Commissioner Lawrence and Commissioner Lada to approve the annual report for the 2021 Planning Commission to be submitted to City Council with term corrections.

VOTE:

MOTION CARRIED

All in favor.
Motion passes.

Call to the Public:

No public comments.

Staff Comments:

Ms. McIntyre comments there are several items to come before the Planning Commission at the next meeting. Then Flint Logistics, Phase 2, project will come before the Planning Commission March 7, 2022.

Assistant City Manager Benson indicated he had confirmation and he was happy to announce the tenants for Building B. Building B is 133,000 square feet. It will be split 80,000 square feet/50,000 square feet. The tenant will be Wayfair/Advanced Nutrients. They will both be doing distribution out of the building. He did not have confirmation on how many jobs exactly but it is off to a good start.

Assistant City Manager Benson commented Building A, he was looking forward to the day that the tenant will officially sign a contract. It is taking time. The developer is excited to move forward with Phase 2.

Commission Comments:

Commissioner Grossi commented his son goes to Walled Lake Schools; Commissioner Grossi pulled into the Redwood neighborhood across the street. It is a single level slab development. Commissioner Grossi indicated the housing all looks the same, all lined up. He inquired if that is the same type of development that is being proposed in the VCA district. Ms. McIntyre indicated yes, but the City has very specific architectural and design materials for the VCA. There are regulations that must be followed.

Vice Chair Carter inquired about the status of Biggby's in Wixom in the Meijer parking lot. Ms. McIntyre indicated they are still working on the dumpster placement issue. It is going to be tough for Biggby's to figure out a place to put a dumpster.

Assistant City Manager Benson indicated Longhorn Restaurant is underway. They have had some contractor issues. They recently changed mechanical contractors. Longhorn is making progress. It will be open spring/summer.

There has been some interest on the northern out lot, north of Aldi's. There have been no formal submittals. The question of a drive through keeps coming up. There has been a fair amount of push back on the GPUD ordinance and development agreement, and have lost a couple of tenants. Assistant City Manager Benson is optimistic that they will have something submitted to bring forward to the Planning Commission this year.

Commissioner Tacy inquired about the lighting issues, the Wixom Road townhouses, second light south of Theodore; the shielding has been messed up for years. She indicated she has told City Manager Brown, the DPW, etc., and the issue is not fixed. The lighting blasts the townhouse residents, the townhouses that face Wixom Road. The north most phase should also have photocells to automatically turn on the front door lights. Ms. McIntyre indicated it is an enforcement issue. Assistant City Manager Benson indicated he would follow up on this issue.

Commissioner Lawrence inquired when Maple Road would be repaved. Assistant City Manager Benson indicated it was his understanding that this is an actual project on this year's capital improvement plan. It is supposed to be bid out relatively soon. He will follow up.

Commissioner Tacy inquired about Wixom Assembly, the whole area, if they would be installing sidewalks along Wixom Road. Ms. McIntyre said yes. Park benches should be installed as well.

Commissioner Lada thanked the DPW for the snow removal during the snowstorm. Assistant City Manager Drew indicated he would pass this information along to the DPW department.

ADJOURNMENT:

This meeting of the Planning Commission was motioned and adjourned at 8:45 p.m.

Mona Freiburger
Recording Secretary

Approved: 2/28/2022
