

**CITY OF WIXOM  
49045 PONTIAC TRAIL  
PLANNING COMMISSION MEETING  
MONDAY, JANUARY 4, 2016**

Approved  
01/25/16

The meeting was called to order by Chairman Day of the Planning Commission at 7:30 p.m. at which time allegiance was pledged to the American flag.

**PRESENT:** William Day (Chairman), Phillip Carter, Anthony Lawrence, Cory Lupinacci, Joe Barts, Peter Sharpe and Ray Cousineau

**ABSENT:** Anthony McClerklin (Excused)

**OTHERS:** Carmine Avantini (CIB Planning) and Nancy Fisher (Recording Secretary)

**Determination of a Quorum:**

A quorum of the Planning Commission was present for this meeting.

**Agenda:**

No additions or changes were made to the agenda.

**Approval of the December 7, 2015 Planning Commission Meeting Minutes:**

**MOTION** and seconded by Commissioners Lupinacci and Carter to approve the December 7, 2015 Planning Commission Meeting Minutes.

**VOTE:**

**MOTION CARRIED**

**Correspondence:**

City Manager's Update - December 8, 2015

City Manager's Update - December 15, 2015

**Call to the Public:**

There were no comments made by the public.

**Old Business:**

- 1. SITE PLAN REVIEW AMENDMENT, SPR #22-013-14, A.C. GANGER, 49200 WIXOM TECH DRIVE, WIXOM, MI 48393:** The applicant is requesting an amendment to the elevations submitted as part of site plan approval for the Ganger Medical Building (former GFS building) at 49200 Wixom Tech Drive. The Municipal Code, **Section 18.17.020** requires approval from the Planning Commission for this request. The property is zoned M-1, Light Industrial District, where medical offices are a special land use in that District. The parcel number is 22-05-352-001.

Mr. Avantini noted that the Planning Commission approved this for special land use and site plan last year. The applicant has since come in with new elevations which are significantly different from what was initially approved so he would like the Commissioners' input. The Commissioners' packets contain the original as well as the new proposed elevations. He questions the three proposed tiers of metal as he believes the top one may be out of scale with the remainder of the building. Commissioner Cousineau asked whether any of the proposed changes violate the Ordinance. Mr. Avantini said that they do not and they are just different from what was initially approved. Commissioner Lawrence noted that the elevation was increased for the screened mechanicals. He questioned whether the applicant has added mechanicals

over what GFS had. Mr. Avantini said that he does not know and deferred to the applicant. Commissioner Lupinacci attempted to clarify both the before and after elevations. Chairman Day said that the 'before' elevations are on page 13 of the Commissioners' meeting packet while page 35 represents what GFS looked like. The 'after' elevations are depicted in the large schematic brought by the applicant to tonight's meeting.

Jeremy Griffis, Expressive Architecture, 19075 Filmore, Southfield, Michigan. He was here 16 months ago. They have been trying to determine the main building use as well as the identity of the tenants. They have been building it out for the last year, operating in 2,000 square feet but leaving 12,000 square feet vacant. They have heard concerns expressed that it is the old GFS building and that aesthetically there is no parapet wall and no screening of existing mechanical units. The majority of the design maintains a 17-foot height. They created a new front entrance facing Wixom Road. The existing northwest entrance will remain the main entrance for Ganger Dermatology and another medical suite. In August, 2014, they had a small single Wixom Road entrance that was 20 feet tall with 300 square feet of improvement. With two Wixom Road entrances and additional enhancements, the design improves 1,400 square feet of Wixom Road frontage with siding on top of concrete block. They have lessened the amount of siding on the north side of the building since that is a side door. Ganger took that side of the building. They focused money and attention on Wixom Road. They will replace and update two mechanical units in the next phase. To meet the Ordinance, they will screen them individually with plastic panels which do not penetrate the roof. The only enhancements are to signify the main entrance. The siding color will be matte black as a contrast. GFS had a red plastic canopy system with a 5-inch clearance. There is a structure behind it which is 3 feet from the existing building. They have removed the red GFS material and will build on the existing structure with a couple accent areas. The furthest projection will be 4 inches. There is one area which reaches over the northwest corner which sits 7 inches out. There was a concrete area at the main entrance. They have added significant landscaping and green space and created a path from the parking lot to the front door at the point of the overhang.

Chairman Day noted that the originally approved elevation had a second building entrance on Wixom Road and that now there are two. He also noted that the red GFS material has been taken down. He asked about the anticipated time frame for completion of the building's façade. The applicant said that the drawings are complete and that the Building Department has reviewed them which is what triggered tonight's meeting. Assuming the Commission approves this, they are ready to go. Chairman Day asked whether this includes renovation to the remainder of the west side of Wixom Road. The applicant said that Ganger is currently operating in 2,000 square feet and is currently using two exam rooms. The final design involves 8 exam rooms; they have been very busy. Ganger is expanding. They are ready for other medical tenants to move in. All exterior work is being done at the same time as Ganger's interior expansion. Chairman Day confirmed the applicant is adding 5 windows and 2 entrances immediately. Demolition is underway and the landscaping will be completed in the spring. A couple additional windows will be cut into the rear of the building on the south side.

Commissioner Lupinacci requested confirmation of the exterior materials, particularly around the northwest entrance. The applicant said there will be three different profiles of metal siding (a corrugated profile of matte black for which he showed samples to the Commissioners and a metallic silver in two different textures). The silver flat recess is the main entrance. The third area sits back 9 inches from the black. Commissioner Lupinacci asked whether there will be concurrent changes to facilitate landscaping changes further south on Wixom Road. The applicant said they are cutting out four parking spaces. Commissioner Lupinacci asked whether they plan to change the truck loading dock in the back of the building. The applicant said they will use it for specialized medical equipment that will arrive twice per week. All traces of red color on the building's exterior will be covered with black. Chairman Day asked why the black band on the façade does not continue all the way around on the north elevation. The applicant agreed that it does not continue all the way east. It is a design feature and gives the effect of

protruding to signify the main entrance. The silver and the black sit on the existing structure. Chairman Day said he is not crazy about the design but does not have a problem with scale as long as the other facades go in as well. The applicant said that the owner is making a much greater significant investment in the building's exterior than originally planned. Commissioner Carter asked whether the pointed part of the black projection is centered on the white part. The applicant said that it is not and that the existing building is chopped at a 45-degree angle. It projects to the north but not diagonally and along the new entry walkway. It will be a very direct 6-8 foot wide walkway. Commissioner Carter appreciates that this came back before the Planning Commission for the Commissioners' input and thinks that it is an attractive design.

Chairman Day inquired about installation of sidewalk frontage. The applicant said that it has been completed. Commissioner Cousineau asked whether exterior signs will be approved. Mr. Avantini said that any signs need to meet Ordinance requirements. Otherwise, it would have to go before the Zoning Board of Appeals (ZBA). The signage depicted on the drawings is only for tonight's approval and is only for the façade. Commissioner Barts noted that the sign includes no mention of a separate entrance for each tenant. He sought to confirm that the intention is to always have a sign over each separate entrance rather than to make it a center. The applicant said that is correct and that Ganger will have the signage on the main entrance. Currently, there are three other suites. As designed, there is decorative lighting which would be recentered. The siding and lighting will be completed for future tenants. They can have Wixom Road frontage. Commissioner Barts noted that the landscaping helps to define it as a separate entrance.

Commissioner Lupinacci recognizes that the Commissioners are not encouraged to look kindly upon these sorts of changes but he thinks it will be an eye catching redesign and will be an attractive element on Wixom Road. He supports it.

**MOTION** and second by Commissioners Lupinacci and Lawrence to approve SPR #22-013-14, A.C. Ganger's amendment to the elevations as submitted as part of site plan approval for the Ganger Medical Building (former GFS building) at 49200 Wixom Tech Drive. The property is located at 49200 Wixom Tech Drive, Wixom, Michigan 48393, is zoned M-1, Light Industrial District and the parcel number is 22-05-352-001.

**VOTE:**

**MOTION CARRIED**

**New Business:**

- 1. FINAL SITE PLAN REVIEW, SPR #06-038-15, ZIMMERMAN, INC., 30587 CENTURY DRIVE, WIXOM, MI 48393.** The applicant is requesting site plan approval to construct a 13,222 square foot light industrial building, along with associated parking and landscape improvements for Zimmerman, Inc. at 30587 Century Drive. Site improvements include: a parking lot with 22 spaces on the east (front) side of the building, including four (2) barrier-free; a row of fifteen (15) parking spaces on the west (rear) side of the building; a concrete sidewalk in front of the office building and along the south side of the building; a separate Varsity Court entry drive and loading area to the rear of the building; a dumpster enclosure; site lighting; landscaping; and a detention basin. The property is zoned M-1, Light Industrial, where manufacturing and warehousing operations are permitted uses in that District. The parcel number is 22-06-101-011.

Mr. Avantini referred to his December 14, 2015 review letter. When the applicant was fairly far along, they scheduled a development review meeting with the City staff which helped out a lot. They meet all the setback requirements. They have submitted revised building elevations. The front will have architectural metal panels with decorative masonry block on the rear. They are using painted concrete

masonry units on the lower rear which are not typically used. They anticipate an addition going in there eventually. However, he is okay with this as long as he sees color samples. All rooftop mechanicals will require screening. The parking meets Ordinance requirements. The landscaping and lawn areas will need to be irrigated. He will need to see manufacturer sheets for lighting and approve them. Sidewalks are required; however, it would be silly to add them in the back and that can be waived. He recommends approval contingent upon: 1) all rooftop and ground-mounted mechanical units being screened; 2) that all lawn and landscaped areas will be irrigated with an automatic system; 3) manufacturer's detail sheets must be submitted for all light fixtures, to be reviewed and approved administratively; 4) Planning Commission agreement that frontage sidewalks are not required for this site; and 5) review and approval from other applicable consultants, departments and agencies.

Chairman Day asked whether painted concrete block is disallowed primarily for reasons of maintenance. Mr. Avantini said that yes, maintenance is an issue. Chairman Day asked how he knows there will be an addition. The applicant has planned and designed the entire site around having an addition. He referred to RAMP's recent request and deferred to the applicant. Commissioner Lupinacci noted that the agenda is ambiguous with regard to barrier-free parking although it is clarified in Mr. Avantini's review letter which states that it is 2 instead of 4.

Shawn Squires, Squires Architectural Group, 223 W. Grand River, Howell, Michigan. Chairman Day inquired about the potential time frame for expansion.

Matthias Tockook, President, Zimmerman, Inc., 24371 Catherine Industrial Drive, Suite 233, Novi, Michigan. Mr. Tockook noted that cost is an issue. He has not decided but it will not take 3 years. Chairman Day asked about the cost differential for using pre-stained block instead of painted block.

Kevin Schonscheck, Schonscheck, Inc., 50555 W Pontiac Trail, Wixom, Michigan. Mr. Schonscheck said that the cost differential is not nominal but that they can effectively make that change.

Commissioner Cousineau confirmed that when the expansion occurs, the wall will be removed. Chairman Day confirmed that instead of waiting to expand, the entire footprint will be changed now. Mr. Avantini noted that if the addition is built now, it would need to match the remainder of the building. Chairman Day asked whether it would have to come before the Planning Commission if it is done now. Mr. Avantini said anything exceeding 1,000 square feet must come back before the Planning Commission. Commissioner Cousineau confirmed the Commission is approving not the expansion but less than the full facility and allowing them to retain the painted wall and replace the wall if and when the expansion occurs. Chairman Day agrees that the sidewalk should be waived if there are not any other sidewalks.

Commissioner Sharpe asked the applicant to outline the nature of their business. Mr. Tockook said they build milling machines that can comprise up to 100 feet in length and 20 feet in width for the aircraft industry. His smallest machine is 20 feet by 20 feet. His company has grown from \$3 million to \$25 million in 10 years time. They do work for every aircraft company. The idea is to have an attractive building and warehouse. It is more of a showcase. Currently, they have a small office which does not allow for proper presentation. They are currently in Novi and will be relocating to Wixom. Mr. Avantini asked the Commissioners whether he can administratively approve an addition if the applicant decides to build one now. Chairman Day said as long as there is no insulated painted block and confirmed with Mr. Avantini there are no issues with the block coverage. He suggested making Mr. Avantini's ability to administratively approve this a part of any motion made by the Commissioners.

**MOTION** and second by Commissioners Sharpe and Carter to approve SPR #06-038-15, Zimmerman, Inc.'s request for site plan approval to construct a 13,222-square foot light industrial building, along with

associated parking and landscape improvements for Zimmerman, Inc. at 30587 Century Drive. This approval is contingent upon Conditions #1-5 as enumerated in Mr. Avantini's December 14, 2015 review letter. Any expansion according to the site plan may be administratively approved by Mr. Avantini. The property is located at 30587 Century Drive, Wixom, Michigan 48393, is zoned M-1, Light Industrial and the parcel number is 22-06-101-011.

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

2. **VCA SIGN WAIVER, SPR #31-039-15: THE DRAFTING TABLE, 49438 PONTIAC TRAIL, WIXOM, MI, 48393:** The applicant is seeking a waiver to allow the use of a blue aluminum backing for a sign with individual internally-illuminated letters when **Section 18.16.120(C)(5)** requires that illuminated individual letters be mounted directly to the wall of the building. The Municipal Code, **Section 18.16.120(K)** requires approval from the Planning Commission for this request. The property is located at 49438 Pontiac Trail and is zoned VCA, Village Center Area District, where sign waivers are reviewed by the Planning Commission in that district. The parcel number is 17-31-478-007.

Mr. Avantini noted there are signs within the VCA which have colored backing which are indirectly illuminated and there are also individually illuminated letters. This particular case falls in between with illuminated letters but a black background similar to Alex's Pizza. It has nothing to do with the sign's size or dimensions. The color backing is part of the applicant's corporate image.

Chairman Day noted that Alex's has two signs. Mr. Avantini said that this is different. Chairman Day feels like he is fighting a losing battle regarding VCA signage. He would like to have all signage within the VCA externally illuminated. Commissioner Lupinacci told Mr. Avantini that he thinks there should be a thorough examination of the criteria used for granting VCA signage waivers. What is that criteria? Mr. Avantini noted that the Sign Ordinance has changed significantly. The criteria includes visibility and traffic safety. However, in the VCA it is more design oriented. At one point, they only allowed indirectly illuminated signage but the 7-11 store opened this up for the City. There is not any exact criteria other than design. Commissioner Lupinacci asked about the desired intent regarding signage style. Mr. Avantini said they were aiming for a traditional look; however, this building went in before the design guidelines were developed for the rest of the VCA. This building and those surrounding it were in transition. Commissioner Lupinacci said that they have tried to stay close to the stated design within the VCA. This proposal seems to go in the opposite direction from the City's initial intention.

Commissioner Lawrence understands Chairman Day and Commissioner Lupinacci's comments. However, he does not remember them approving the signage for the Mediterranean restaurant which does not meet any of the criteria being discussed tonight. In fact, that signage is not even properly installed on the building. By comparison, he thinks the applicant's proposal is mundane. Chairman Day thinks the Mediterranean restaurant is terrible. However, it was done before the Planning Commission had any chance to address it. Their signage covers up that of the Coffee Beanery. Having said that, although he finds it objectionable, two wrongs do not make a right. Mr. Avantini confirmed that the signage for the Mediterranean restaurant was improperly mounted. Chairman Day suspects an issue with box signage on this establishment as well.

Commissioner Barts noted that the design was made before the VCA criteria was developed in order to facilitate more aesthetically pleasing signage. It is a relatively square building with a peaked roof. However, this is before the design criteria came into play. He is thrilled to see two signs making the

applicant's building more productive. Mr. Avantini noted that the only waiver is for the blue metal backing for the lettering. It is not for the letters, the size or the shape of the sign. Chairman Day prefers it without the blue background and would like to see a more traditional look to it.

Richard Walter, The Sign People, 50206 Dennis Court, Wixom, Michigan. He noted that the backing on Alex's Pizza's sign is decorative. It has a channeler which emits light throughout the face and it has halo lighting. He is doing the same thing here. The letters will light up with the light coming from behind. The blue is the applicant's logo and represents their branding identity which is essential to the success of their business. People rely on symbols. You cannot put blue lettering on a red wall. Brick eats up the light. People look at signage for an average of 1.5 seconds. It must be conspicuous. Blue on red does not separate well.

Chairman Day noted that blue does not work on a red background. However, the applicant is proposing blue with white lighting. The applicant noted that the letters incorporate a lot of blue and have a blue outline although it may not be obvious in the renderings provided to the Commissioners. The white is on the inside. Chairman Day confirmed that a halo will be behind the individual letters. The applicant said that the letters stick out from the panel less than 2 inches. There is a raceway behind it. Chairman Day said this is not allowed in the VCA and it does not meet the design standards. Mr. Avantini does not believe the raceway will be visible. Chairman Day thinks that this is a raceway design and does not meet the VCA standards. Commissioner Sharpe confirmed with the applicant that the signage will be located on the west and south sides of the building.

Commissioner Barts asked what the raceway is for and whether it is a chase. The applicant said the raceway is essential for clearance of the components. Also, wiring passes through it. Neon wiring can be combustible and buildings have burned down because of this. The Code allows for LED to go through walls residentially but not commercially. They have to build a raceway where they mount the letters. It also becomes a single rail for installation. It can be secured to the building with a minimal amount of fasteners. The VCA says you have to have individually lit letters. However, this means you are putting several holes through the façade, potentially amounting to 5-6 holes per letter, which diminishes the façade's structural integrity.

The applicant said that the purpose of the backboard is to try to accommodate the need. Raceways are essential to safety. By using the backer, they are using decorative elements that are characteristic of the needs of the City. He is installing signs which people like which is why they are willing to invest thousands of dollars in signage.

Commissioner Barts asked that if raceways are objectionable to the Planning Commission due to their projection, is there any way to flash it to close it? The applicant noted that is what he is doing with the raceway. Chairman Day still thinks this is a slippery slope and that this will be a cheap way to get around VCA requirements.

**MOTION** and second by Commissioners Barts and Lawrence to approve SPR #31-039-15, The Drafting Table's request for a waiver to allow the use of a blue aluminum backing for a sign with individual internally-illuminated letters directly to the wall of the building, as submitted with the notes specified in the Mr. Avantini's January 4, 2016 review letter. The property is located at 49438 Pontiac Trail and is zoned VCA, Village Center Area District and the parcel number is 17-31-478-007.

**Roll Call Vote:** (5) AYES: Barts, Carter, Cousineau, Lawrence and Sharpe  
(2) NAY: Day and Lupinacci  
(1) ABSENT: McClerklin

**MOTION CARRIED**

- 3. CONCEPTUAL SITE PLAN REVIEW, SPR #06-040-15, WIXOM BP, 31331 OLD WIXOM ROAD, WIXOM, MI 48393:** The applicant is requesting conceptual review of a preliminary site plan to expand the existing mini-mart at the southwest corner of Pontiac Trail and Old Wixom Road. Proposed is an addition to the retail portion of the building, which is permitted under the VCA district, and the installation of four (4) automobile pump stations and four (4) diesel truck pump stations in front of the site. Gasoline service stations are not permitted uses in the VCA, Village Center Area and the applicant would have to apply to the Zoning Board of Appeals for a variance to expand the service pumps. The applicants have been encouraged to seek Planning Commission feedback prior to requesting ZBA variance and Planning Commission site plan review. The Municipal Code, **Section 18.17.020** allows plans to be submitted to the Planning Commission for preliminary comments. The property is zoned VCA, Village Center Area, and the parcel number is 17-06-200-013.

Mr. Avantini referred to his December 28, 2015 review letter. This is for the Planning Commission's conceptual review and does not require a vote of the Commission before it goes to the Zoning Board of Appeals (ZBA). His review letter outlines the key details. He believes this use predates the ZBA. It is a legal nonconforming use. They cannot rezone it back to Commercial and it is what it is. The City is required to provide the property owner reasonable use of the property even if it is a legal nonconforming use. Expansion of the current mini-mart is a retail use. What is not permitted is expansion of the pumps and diesel truck refueling. Issues include: 1) are refueling pumps necessary for reasonable use? 2) Diesel fueling is behind the building which would be moved up to Old Wixom Road; 3) There is an off-site detention basin which would require an easement for future access in the event of a potential future sale to another owner; 4) southernmost entryway (to be reviewed by the Traffic Consultant); 5) expansion of the diesel pumps to the south. The applicant owns a big piece of property to the south in the VCA. The concern is this will take away some of the frontage and turn it into diesel and tractor trailer refueling which is different than the mini-mart. This is where the applicant would benefit from the feedback of the Planning Commission.

Chairman Day asked whether the property to the south is owned by the same entity. Mr. Avantini said that it is. Chairman Day noted that would represent an economic loss to the same owner. Mr. Avantini said that he did not look at it from an economic point of view but rather from the character of the site, the goal of which is to encourage particular uses. Chairman Day inquired whether the diesel fuel could be moved. Mr. Avantini said that it could although there is a detention basin there.

Chairman Day noted that when the mini-mart was built, there was no VCA. Will the applicant be required to meet the VCA design standards with the new building? He would be inclined to view it favorably if there were significant architectural changes to make it fit better into the VCA and cited the Shell Station located at Thirteen Mile and Novi Road. Mr. Avantini said that the existing design of the mini-mart has more of a small town look than many mini-marts. He does not see this as a big change in character. To him, the larger issue is the diesel refueling on Old Wixom Road. Chairman Day agrees.

Commissioner Cousineau is looking at the future land plan and the VCA district which extends even farther west to the Gibson House. Someone must have taken this into consideration since this is a nonconforming use. Why was this property included in the VCA since it was nonconforming? Mr. Avantini has questioned other properties that did not seem to fit in with the VCA. However, the City seemed steadfast. Chairman Day noted that this was viewed not from a short-term perspective but rather from a long range; i.e., 30-40 year, perspective. Commissioner Carter noted that historically this was considered to be downtown. However, now if you are traveling in that direction, you are generally headed out of town.

Commissioner Cousineau sought to confirm that this would first go to the ZBA. Mr. Avantini said it is because the Ordinance does not allow use of the pump since this is nonconforming. You cannot apply for a site plan unless the use is allowed.

Marvin Poota, Wixom BP, 31331 Old Wixom Road, Wixom, Michigan. His father bought the original 15-acre property in 1979 and has been maintaining it since. In 1991, a portion of the property was purchased in order to widen the road. The City had to purchase the land on the other side for the bypass. They built the gas station at a great investment. When the roadway shifted, their business took a hit. They invested \$5 million including downtown elements such as sidewalks and planter boxes. No one wants the VCA to look attractive as much as they do and they hope to continue operating there. They want to work with the City. They are benchmarking the appearance of the Shell station that Chairman Day referred to at Thirteen Mile and Novi Road. Chairman Day has no objection to the addition of the gas pumps. The applicant does not mind expanding toward the west. Chairman Day thinks approval would be easier if this were the case. The applicant said that his diesel customers would have to walk a long way. They are not attracting tractor-trailers which use box trucks and they currently cater to area businesses including many landscapers.

Chairman Day thinks they could have two entrances to the building. Commissioner Sharpe questioned the layout. He asked whether it can accommodate 8 tractor-trailers simultaneously. The applicant said that realistically they wouldn't see that kind of volume as they are too far from the freeway. They see businesses like Aramark, FedEx, UPS and fiberglass trucks. Commissioner Sharpe inquired whether they have conducted any studies. The applicant said that they cater to small businesses.

Commissioner Barts noted that the traffic flow of the site as drawn lends itself to heavier truck traffic; he cited the circulation system of the Marathon station. The applicant noted that if you visit his site during a busy time, trucks pull in from Pontiac Trail, loop around from the rear and park at the western edge. If he expands it now and leaves it as it is, it would get full. Commissioner Barts said that on paper it looks small but the actual trucks are different. There is a lot of traffic. If it gets busier, you are asking for a large truck filling station instead of a beautiful building, as proposed.

Chairman Day noted that the drawings show trucks entering from the north and heading out from the eastern edge. The applicant said if he builds a second approach on Old Wixom Road, it would be one way. It seems like they are going in the direction of keeping the diesel in the rear which he does not mind. He would keep everything the same and move the diesel to the back. Mr. Avantini noted that the applicant could push the entryway farther west which is an industrial use where the intent of the VCA is mixed use/Commercial/residential. Chairman Day prefers that the pumps expand to the west. Commissioner Carter noted that this lends to a good compromise—the diesel pumps on the west side.

Commissioner Lawrence noted that the turning radius of 18-wheelers may require a one-way entry. If they move to the west, there should be significant landscaping to screen and shield the Gibson House

property. It looks tight to get an 18-wheeler in there. The applicant noted that there are trees present there now and he has no problems with screening. Mr. Avantini recommends that the applicant submit a traffic plan and the Consultant can come up with a circulation pattern.

The applicant noted that they expanded the station once in 2001 by placing the diesel in the back. When it was originally built in 1998, it had no diesel. Commissioner Cousineau asked whether the applicant was involved in the process of the property being rezoned. The applicant said that he was not. No one asked them although he is not opposed to it. Chairman Day noted that the applicant was there before the VCA. If they need to expand in order to be successful, he is in favor of that.

Commissioner Carter's initial impression is that the addition of these pumps will generate more truck traffic as opposed to serving what is already there although it is something to consider. Chairman Day agrees. He does not think it will pull people from the freeway. Mr. Avantini does not think there will be an increased propensity for traffic to go up Pontiac Trail. Any traffic increase would occur on Old Wixom Road to Wixom Road.

**Call to the Public:**

Larry Huggins, Futuristic Car Wash, 47540 W. Pontiac Trail, Wixom, Michigan. He likes the improvements especially in the downtown area. He does not want more large trucks.

**Staff Comments:**

He has an administrative item from Robertson Brothers. They found an underground utility line and easement near the Baptist Church. They want to slightly change the layout of their townhomes. He distributed Robertson's proposed changes to the Commissioners and noted that it shifts everything to the north. Previously, visitor parking was near the community's park. However, placing Units #15-17 facing the park means you will see the front of all the townhouse units but you will not be able to see the units along Wixom Road. He does not like the four parallel parking spaces #7-10 but overall he thinks it is an improvement. He solicited the feedback of the Commissioners.

Commissioner Cousineau confirmed that the change was caused by the underground utilities. Mr. Avantini said that the only thing over the easement is parking and a driveway. It runs east-west. Chairman Day noted that the number of units is the same and he has no objection. Commissioner Lawrence supports it. Mr. Avantini noted that the big issue with the parking is that you need to have enough temporary parking and they cannot all be on one end. By splitting them in this way, it will work.

Mr. Avantini noted that after discussion of the outlots with Menards, they told them there was no desire to discuss the drive-through although he did subsequently have an applicant propose just that. Chairman Day asked whether there has been any interest in the outlots.

Mr. Avantini noted that he has received revised plans on Alpha Drive. They are on the third variation for this and it should meet the City's requirements. It may require a variance based on the narrow nature of the lot opposite the mini-mart by Royal Truck and Trailer.

**Commission Comments:**

Commissioner Carter inquired whether there has been any movement on the hotel by Holiday Inn. Mr. Avantini said that they have put a lot of footings in.

**ADJOURNMENT:**

This meeting of the Planning Commission was motioned and adjourned at 9:30 p.m.

Nancy Fisher  
Recording Secretary