

**CITY OF WIXOM  
49045 PONTIAC TRAIL  
PLANNING COMMISSION MEETING  
MONDAY, JANUARY 25, 2016**

Approved  
02/22/16

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, Anthony McClerklin and Ray Cousineau  
**ABSENT:** Cory Lupinacci (Excused), Joe Barts (Excused) and Peter Sharpe (Excused)  
**OTHERS:** Carmine Avantini (CIB Planning), Pete LaMourie (City Traffic Consultant) 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 January 4, 2016 Planning Commission Meeting Minutes:**

**MOTION** and seconded by Commissioners Carter and Lawrence to approve the January 4, 2016 Planning Commission Meeting Minutes, **as amended.**

**VOTE:**

**MOTION CARRIED**

**Correspondence:**

City Manager's Update - January 12, 2016

Charter Township of Commerce master plan adoption letter dated January 12, 2016

**Call to the Public:**

There were no comments made by the public.

**Unfinished Business:**

There was no unfinished business listed on the agenda for this meeting.

**New Business:**

- 1. PUBLIC HEARING FOR REZONING #002-15: WIXOM VENTURE, LLC (STONEGATE VILLAGE PUD), 1915 N. WIXOM ROAD, WIXOM, MI 48393.** The applicant is seeking rezoning of a 29.784 acre parcel with the following request: a residential PUD from R-2, One-Family Residential/PUD, Planned Unit Development to RM-1, Multiple Family Residential/PUD, Planned Unit Development. Proposed is a 228-unit, multiple-family residential townhouse development. The Municipal Code, Chapter 18.11, PUD, Planned Unit Development Overlay District, details the requirements and procedures for PUD rezoning requests. The property is located at the northwest corner of Wixom Road and Charms Road and is zoned R-2, One-Family Residential/Planned Unit Development and the parcel number is 17-30-200-014.

Mr. Avantini referred to his January 19, 2016 review letter. This property is currently zoned PUD/R-2 single family. The applicant is requesting that it remain PUD but be bumped up to RM-1. They have

provided a preliminary PUD site plan. Pete LaMourie is present tonight to address any traffic questions or concerns. The applicant's request would take this property from single family residential to multiple family residential which opens it up to a broader range of uses. The plan is for 228 townhouses with 487 parking spaces. He reviewed the criteria outlined in his review letter including the preservation of natural historic features, mainly the wetland area which bisects this parcel. The next criterion is the amount of multiple-family residential on the Future Land Use Map; 21 percent of the residential area is dedicated to multiple family residential which is high. This places a heavy demand on community public service agencies. He noted that the City's goal is to provide housing for different age groups. Single family residential attracts empty nesters, is being increasingly in demand, and of which the City does not have sufficient stock. The applicant's proposal for multi-family is not creative and can be done elsewhere. This development will create increased vehicle trips onto Wixom Road and Charms Road. This proposal is not compatible with the Master Plan which calls for 3 units per acre. Multi-family calls for between 9-12 units per acre. This proposal is almost 8 units per acre. The current density under the approved single-family residential PUD is 2.5 units per acre, which better matches the PUD. Another criterion is the developmental impact. At the previous public hearing, residents spoke about the impact of noise and light at Charms Plaza. The applicant's proposal would add even more residential units across the street from the stated negative impacts. A lack of improvements to the Wixom/Charms interchange could negatively impact the road network.

Mr. Avantini recommends that the Planning Commission recommend that City Council deny this since it fails to meet the rezoning standards, based upon the seven criteria outlined in his January 25, 2016 staff report.

Chairman Day noted that previously this project was to be single family residential with commercial on the corner. The Planning Commission recommended denial of this request. City Council then rezoned the entire parcel to single family PUD. Mr. Avantini noted that City Council liked the development but was not in favor of commercial use at the corner. Chairman Day asked Mr. Avantini to summarize the pending litigation. Mr. Avantini said there was a challenge to allow commercial on the corner, which is pending. Chairman Day noted that one of the previous concerns was light generated by a commercial use on the corner. With no garages and all surface parking, there would be even more light with multiple family residential.

Commissioner Cousineau asked what the density was for the plan approved by City Council. Mr. Avantini said it was approximately 2.5 units per acre. Commissioner Cousineau asked how that was calculated and whether it involved net acreage without the wetlands. Mr. Avantini said it did and that open space was also included in the calculations for comparison developments.

Mr. LaMourie noted that he believes he addressed everything in his short memo although he is happy to answer additional questions.

Anthony Vittiglio, 1175 W. Long Lake Road, Troy, Michigan. He presented the prior plan which he thought was viable. However, there were objections to commercial being located on the corner. The new plan eliminates that. He believes there is a market for this. It is a unique site which is bisected and he is trying to address the difficulty presented with the site. It abuts a major road and there are no stubs to any existing residential development. It appears that the majority of the proposed RM-1 zoning abuts the adjoining B-2 zoning. There is commercial to the north and the south. They can work through traffic issues with the traffic consultant. He feels his proposal is consistent with the Master Plan.

Chairman Day asked the applicant how it is consistent with the Master Plan since it calls for single family residential and he is proposing multiple family residential. The applicant said that it offers diverse housing for City residents and that 21 percent of the property is available for multi-family use. Seven

percent is being utilized for multi-family now. It provides a mix of neighborhood design housing types. Chairman Day noted that it was indicated there was a problem since the site backs to a major roadway (Wixom Road) which is why they wanted commercial. At Wixom and Potter, there is Trails of Loon Lake subdivision that is built out to the corner with residential. He asked how that is different. The applicant said he is not sure whether there is single family residential on the corner. He feels the corner is suitable for commercial.

Commissioner Lawrence inquired about the size of the proposed townhouses. The applicant said they would be 2-3 bedroom units. Commissioner Lawrence wondered whether these could be rented to singles with roommates and noted that this could double the traffic volumes. Commissioner McClerklin asked the applicant whether he has ever witnessed the traffic on Wixom Road in the mornings. He wondered how the applicant's proposal is feasible. The applicant said that he did do a traffic study with the prior proposal and that Mike Labadie identified a few different areas for improvement. He believes the current traffic light could be re-signaled. Commissioner McClerklin asked whether this would be enough to accommodate 450 more cars. The applicant noted that he just received the report from the City's traffic consultant late last night. He is willing to discuss it.

Chairman Day asked the applicant why he is unwilling to consider developing it all as single family. The applicant said that he does not feel that it is the best and highest use of the property. Chairman Day noted that the applicant is asking the City to rezone the property for his financial benefit and ignore the advice of the City Planner. Commissioner Cousineau asked whether the proposed townhouses would be sold or rented. The applicant said that they would be rented. They have done a market analysis through Housing and Urban Development (HUD) contacts. Mr. Avantini noted that when he first met with the applicant, this was the proposal. After a couple of meetings, he suggested they go with smaller lots and single family residential. This is exactly the type of project he does not think the City needs. That is why he recommended denial. Chairman Day concurred and said that it is out of character with the surrounding area and will contribute greatly to traffic issues on Wixom Road.

Dan Beale, 1920 Baywood, Wixom. He and his wife live in Hidden Creek. They moved here many years ago and were fortunate to find an apartment unit although he noted it was difficult to locate a place to live here. That is no longer the case. Before they signed the contract to purchase their home, he asked what would be built near them and he was told what was planned. The northern half of the City was reserved for single family residential. They have been very happy in their home and with their neighborhood. Today, there is a huge apartment community in Wixom. The City Center development is a wonderful addition. There are townhouses and condos. However, what the City lacks is starter homes and there are not a lot of options. When the City Center project is complete, it will probably be twice the size it is now. He likes the downtown area. He noted that residents can now work in Wixom which was not the case when he moved here. The City has planned well and he believes it should stick to the Master Plan. It was supposed to be single family residential. There are issues with traffic around growth but he thinks those will be addressed. Think of the community. It should be a place where young people can move to for their first home and where seniors can downsize to and remain in the community while still having a yard and garage.

Tom Ross, 3862 Glandor Court, Wixom. He is a recent transplant from Ohio and was the Economic Development Director for a city near Dayton. That city faced many similar challenges as Wixom. He and his wife chose Wixom because they like the downtown area. They purchased a home in a single family subdivision. He noted that traffic is already an issue on Wixom Road and that it is stopped at Potter all the way to the highway. He was also previously a developer who did commercial development. This is not something that he would support for rezoning. This land should be used for single family houses and noted that his family had a hard time finding a house. He would highly recommend that the Planning Commission deny this request and support single family housing for this site.

Robert Thompson, 3649 Barberrry Circle, Wixom. It is 3 miles from Glengarry to Pontiac Trail and it takes 15 minutes to travel that stretch of road. This could be solved by widening Wixom Road to five lanes which is what would be required to support a 228-home development. He thought the proposed townhouses would be for sale and not rented. There are very few large parcels of land left in the City anymore. The residents are getting squeezed with everything from radio towers to the rebuilding of Milford Road. He referred to the July 8, 2015 article from the local paper which discusses the approval of three subdivisions in White Lake, 19 subdivisions in Commerce Township and one in Wolverine Lake, all of which will generate traffic. He is opposed to the applicant's request.

Dave Berry, 3692 Loon Lake Road, Wixom. He has been in the City since 1984. Wixom Road is a major thoroughfare for Commerce Township, White Lake and other communities to the north. There are probably over 25,000 cars per day. With all the building on the east side of Commerce Township, it will only get worse. The last time the applicant came before this Commission, it proposed a commercial development and curb cuts and traffic were discussed. The traffic study did not lead him to believe that those problems would be resolved. There will be increased traffic between 6-7 a.m. and again from 4-6 p.m. If there is a traffic accident near Saroki's, it backs up down Wixom Road. He would need some assurance that the curb cuts can be far enough from the corner and would not impede traffic on Charms at Wixom. Norton Creek runs north/south across Charms Road which is less than 100 yards from CVS which creates a problem. If you go 150 yards north from Charms Road on Wixom near Saroki's, the same creek cuts across there. What is the impact there? How will you make curb cuts when the creek is present there? There are traffic and safety issues. The property creates a nice buffer between Wixom Road and Sarah Banks Middle School. What is the impact on the creek between Loon Lake and the recreational reserve area? What will the impact be on runoff from a housing development including the off flow and debris? How will they contain the salt which would contribute to pollution? The City wants to gain tax revenue; however, that must be weighed against the impact upon public safety. He sees this as short-term profit for a parcel which should not be developed anyway. It should be left as a buffer zone.

Marilyn Beale, 1920 Baywood Circle, Wixom. She confirmed with the Planning Commissioners that the proposed townhouses would be rentals. She would hope for people who would move into the City, stay, raise their families here and have a stake in the community.

Robert Rougeau, 1716 N. Wixom Road, Wixom. He appreciates the other residents' observations about potential light pollution. He lives directly across the street from this site. Currently, on the east side of Wixom there is single family residential and wildlife including deer. The wildlife may stick around with single family residential. He is a past volunteer with the Huron County Watershed Council. He requested that the Commissioners look at the density absent the undeveloped waterways and to ensure a good water retention policy. If this were utilized for housing, the lawns would collect the rains. However, 450 parking spots do not support drainage. He appreciates that when the applicant purchased the land it was not zoned single family residential. However, they knew what they were buying. The fact that they are trying to maximize their investment tells him they are not trying to look out for Wixom and what the residents want. It is a gateway location and he would hope it would be something similar to the rest of Wixom; i.e., single family residential. He thinks the applicant should work with the City in a way that is consistent with the current zoning.

John Jacob, 3617 Loon Lake Road, Wixom. He lives in Hidden Creek. He has been to all the meetings and has listened to all his fellow residents' comments. He appreciates what they have said. He asked the Commissioners to consider the additional drain on power, the sewer system and the roads. His home has tripled in value from the time that he purchased it. How will a 220-unit rental complex affect his property value? When individuals' property values decline, it reflects poorly on the community. Mary Harper [no address given]. She has been a resident for the last 20 years and attended all the meetings last year. The City has enough rentals and apartments. When she purchased her home, she wanted to make sure it was a

residential area. The term 'townhouse' sounds like a fancy name for an apartment. The applicant's traffic consultant got a skewed view because his study was conducted during a half-day session of the school. Chuck Phillipson, 1746 N. Wixom, Wixom. He lives directly across the street from the site at the fourth driveway north of Charms. The traffic there is difficult at best. He resides north of the traffic light and can slip into his driveway if someone lets him. However, if he has to exit his driveway in the evening, he cannot get out. There are 10 neighbors in the Little Farm subdivision. However, there is only one new homeowner in the last 3 years and that was due to a death of the previous owner. The rest of them have all been there for 20 years. He would love to have more great neighbors as long as it fits with the Master Plan. He lives on the lake and the elevation is not high. Due to all the new developments over the last 20 years, it has caused their yards to be under water each spring. Another new development would only exacerbate this.

Vance McCormick, 2098 Hopkins, Wixom. There was previously discussion about the applicant coming back with a better plan. He has crunched the numbers. If you put multi-family housing there, it will create more traffic. When you drive down Wixom Road, you see homes and that is all you want there. The applicant needs to come back with a better plan. They want to develop every inch of the property. The applicant gets to leave but the residents have to live with the result. He moved here from Twelve Mile and Southfield Road which saw over 1 million cars worth of traffic daily. When he and his wife moved out here, his wife thought it was too remote. Now, she wants all the building to stop. If they want to develop it, it must be consistent with the City's Master Plan.

Eric Solecki, 3744 Barberry Circle, Wixom. He lives in Hidden Creek. He is new to the City and just moved here in April of last year. He never paid attention to the Master Plan but when he came to Wixom, he liked the layout and thinks the zoning is clear. He tried to buy in the City for 6-7 months and got into bidding wars. He could not find a home in the 1,700-2,200 square foot range. In fact, all of his friends ask him how he managed to find his home and purchase here. He thinks that switching the zoning would be a mistake. If someone wanted to build smaller, more affordable housing, there are a lot more people who would love to live here because right now they cannot get in.

Terry Kowgowki, 3636 Barberry Circle, Wixom. Multiple City Councilmen have lived in his subdivision. He wants to maintain the City's vision. The City has a unique opportunity to grow the Ford parcel beyond something industrial and make it a place where people want to come. When he asks people to define the vision for this, he gets varying answers. He is a Global Manager for Magna and interfaces with people in Troy. People there know about Wixom. He has come to love this community. People always ask him where to rent an apartment or a townhouse but then they cite crime statistics. They want a detached unit or a 2-building townhouse as opposed to what is being proposed by the applicant. If this is allowed, what will it do to the City's reputation? There is an opportunity to have a vision and make the City a destination. They have the ability and the power to make the right recommendation. He noted that Lyon Township has more cookie cutter developments and that there is a real need for single family residential in Wixom.

David Volker, 1617 Winding Way Drive, Wixom. He is the Homeowner's Association President of Hidden Creek. Knowing that the applicant is proposal rental townhouses, he is concerned about an increase in crime. There are already crime problems in the apartment areas. Does the City want to create another hub for criminal activity which could spill over into the adjoining subdivisions? He implores them to deny this request.

Dale Brantigan, 1748 Wixom Road, Wixom. He urges them to vote no. He lives across the street. The key issue is safety. Wixom Road is a disaster with cars traveling 50 m.p.h. He routinely sees and hears car accidents. He urges the developer to listen to the residents and modify its proposal to fit with the Master Plan. He has been here over 30 years and his current home for 20 years. It is a great place.

Dan Aubrey, 3569 Barberry Circle, Wixom. He showed photographs that he brought with him. He has not heard any discussion tonight of the creek which leads to the pond and the wetlands which are 60-70 feet at normal water levels. This is connected to Norton Creek. This is a flood plain which swells each spring. There is a footbridge behind his home which is 3 feet high and the water level often exceeds this. He has recorded videos of this. All homes near this have had no issues. The top 6 feet is all soft sand which is a very inadequate building subsurface. There is an endangered Henslow's sparrow. The sparrow's habitat is at the edge of the marshes and grassy areas featured on this site. It is not known whether the DEQ has been contacted regarding the sparrow. Just because the land is available to build on does not mean it is the right decision.

Dennis Barlow, 1887 Winding Way Drive, Wixom. He has lived here since 1978. His cousin is a librarian in Livonia Schools and she has told him about the downsides of having a transient population. Wixom cannot handle newcomers who do not speak the language or people who come in and then leave. There are already newer homes in Hidden Creek which turn over every year. He does not see the need for more rental units. The downtown development needs to be completed. He appreciates single family homes which is why he decided on Wixom rather than Canton. He has been involved in community activities for decades.

Commissioner Cousineau noted that he was part of the Planning Commission when the applicant's first proposal was made. The density was 2.5 units per acre. This was a stretch. City Council eliminated that component and went to all residential. He appreciates the developer's position and knows it is a business plan. However, it has gone in a completely different direction. Although it does not comply with the Master Plan, it is totally non-compliant and is further complicated by the fact that they are rental units. He does not even see garages. Fundamentally, it does not comply with the future Master Plan, is a major deviation and he cannot support it. Chairman Day concurs and said it has no benefit to the City and its residents. It will have a negative impact due to the cost for public services (traffic, light pollution and impervious surface). It is totally out of character. Commissioner McClerklin said this is not a hard decision and that the residents have spoken. He understands the developer's argument but he cannot vote for it. Chairman Day noted that he is not here to protect the interests of the developer but to protect the interests of the City.

**MOTION** and second by Commissioners Lawrence and McClerklin to recommend to City Council that they deny #002-15, Wixom Venture, LLC (Stonegate Village PUD)'s request for rezoning of a 29.784 acre parcel from R-2, One-Family Residential/PUD, Planned Unit Development to RM-1, Multiple Family Residential/PUD, Planned Unit Development for the reason that it fails to meet the rezoning standards and for the seven reasons set forth in Mr. Avantini's January 19, 2016 review letter. The property is located at 1915 N. Wixom Road, Wixom, Michigan 48393, the northwest corner of Wixom Road and Charms Road, is zoned R-2, One-Family Residential and the parcel number is 17-30-200-014.

**VOTE:**

**MOTION CARRIED**

- 2. FINAL SITE PLAN APPROVAL: ALPHA MULTI-TENANT, SPR 08-033-15, 49250 ALPHA DRIVE, WIXOM, MI 48393.** The applicant is seeking approval for construction of a 7,520-square foot multi-tenant retail and restaurant building at 49250 Alpha Drive which is on the northeast corner of Wixom Road and Alpha Drive in the Alpha Tech Corporate Park. Proposed site improvements include: 73 parking spaces, including 3 barrier-free; a dumpster enclosure; and various landscape improvements. Access to the site will be from 2 driveways along Alpha Drive. The property is zoned FS, Freeway Service District, where retail businesses and restaurants are permitted uses in that district. The parcel number is 96-22-08-326-019.

Mr. Avantini referred to his January 14, 2016 review letter. This is the applicant's third iteration of its site plan which he thinks is a good one. Previously, there were traffic and access issues. They knew when they developed it that it was a difficult site because of its long, narrow nature and the fact that it curves off at one point. There are also easements across the front and it has two side yards. They will have to go for a variance for a front yard setback on Alpha Drive and one for the drive that abuts Royal Truck & Trailer. There are challenges and practical difficulties related to this site. They have designed a very attractive brick building with limestone and EFIS for the sign area, which meets Ordinance requirements. They will screen the mechanical units and there is also adequate parking. The loading zone meets Ordinance requirements. Mr. LaMourie has worked with them throughout the process. The distance between the two drives does not meet the spacing requirements but the Commissioners can still approve this. Perhaps, there could be a cross access connection between the applicant and Royal Truck & Trailer so they could get out on Alpha Drive. He needs details on pedestrian circulation. The only issue with the landscaping is that there are street tree requirements. However, the applicant would like to replace these with shrubs. He disagrees. There are also easements. He recommends LED fixtures and noted that the architectural drawings needs to match what they intend to use. The waste receptacle needs to be made out of the same material as the brick. Royal Truck & Trailer did contact him to express concern over dumping of food waste products into the sanitary sewer.

Mr. Avantini recommends approval, contingent upon: 1) approval of the above setback variances by the Zoning Board of Appeals; 2) approval of the driveway spacing, as recommended by the City Traffic consultant, Pete LaMourie; 3) that the dumpster enclosure be made of the same brick as the building and wood doors be utilized. Also, that the enclosure include a drain that connects to the sanitary sewer; 4) that the required frontage trees along Wixom Road and Alpha Drive be provided instead of the proposed shrubs; 5) that the full cutoff version of the pole fixture be utilized along with clarification on the building-mounted lights being used; and 6) review and approval from other applicable consultants, departments and agencies.

Chairman Day noted that there was a review letter from the Police Department which referenced the use of iron gates for reasons of visibility and cited 'ambush points'. Is this new? Mr. Avantini said that it is but noted that someone could hide behind the enclosure just as easily. The City also needs to be concerned about aesthetics.

Commissioner Cousineau asked for clarification of the necessary variances. Mr. Avantini said that there would be one for a front yard variance on Alpha Drive and a second for the drive which comes around the north side of the building, which is 4-1/2 feet from the property line instead of the required 10 feet. In response to Commissioner Cousineau's question about the drain, Mr. Avantini said they will be putting a drain in that ties into the sanitary sewer. Commissioner Cousineau confirmed that it collects storm water and advised Mr. Avantini to review this with the City Engineer since this may present a problem.

Pete LaMourie noted that he put the applicant through the ringer regarding access since this particular intersection will be the busiest one in the City. Allowing an access point closer to the intersection can create an issue at some future point in time. He wants to get it as far back as possible. The resulting spacing is not ideal but is set back farther than the previous two plans. He is comfortable with it as currently designed. He asked them to stub out a drive connection. It may be an extension or connection. There should be a longer term planning. Those areas may redevelop to higher demand uses.

Mr. Avantini noted that the Royal Truck and other property owners tried to locate a drive farther to the east that would come out on Alpha Drive. However, he does not believe that they arrived at a solution.

Tim Ponton, Stonefield Engineering, 2350 Franklin Road, Bloomfield Hills. They redesigned their plan after consultation with the City staff. It is not the ideal plan although in general he agrees with everything

proposed. There are a couple of areas he would like to discuss. There is a gas station to the south and Menards and its outlots lie to the north. His development is 250 feet away from the right-of-way. The gas station will block his visibility and he is concerned about this. He is proposing 19 trees with a comparable plan for 7 shrubs for every required tree which will not obstruct visibility. He showed the Commissioners a large depiction of his proposed landscaping design which proposes 3 trees along Wixom Road and 7 trees along Alpha Drive. He is asking for relief on this. They are close to 75 percent for impervious surface. There is a lot of green space on this lot. They are providing 10 feet on the side yard for over 250 feet. They decreased it at only one point. There will be a 10-foot buffer along Wixom Road. There is a 30-foot wide easement so the building had to be pushed to the north. They are the only development without access along Wixom Road. He can add a drain if desired. He will use full cut-off lighting. He has contacted the neighbor to the north and is working on a cross access but they have not reached a firm agreement at this point. He would like to be able to get out on Alpha Drive.

Chairman Day asked how far back the building is. The applicant said they are an additional 225-1/2 feet. Chairman Day said that he is sympathetic to their visibility issue. There is some middle ground but he is willing to cut them some slack on trees, especially since they do not have Wixom Road access. He wants to see them be viable and be able to succeed in this location. Commissioners Lawrence and McClerklin concur.

Commissioner Carter asked about the large green area to the east and confirmed with the applicant that there is no detention basin. The applicant said he would leave it green and noted that the site is maximized for his needs. Commissioner Cousineau asked what kind of restaurant will go in this space. The applicant said they are marketing it to fast casual users such as Qdoba or Chipotle. However, the users all want a final plan before making a commitment. The retail user will likely be Sherwin Williams. Commissioner Carter confirmed there will not be a drive-through. Mr. Avantini noted that a drive-through would require a special land use and a bypass. Chairman Day likes the project.

Commissioner Lawrence confirmed there would be 3 trees at the northernmost corner on the Wixom Road side. Mr. Avantini said he will change his recommendation to accept the landscaping plan as proposed which effectively eliminates his Condition #4 in his review letter. Commissioner Cousineau inquired about the landscaping requirements. Mr. Avantini noted that they pulled the trees and clustered them near the building and replaced some of those with shrubs which meets the intent. Chairman Day said he thinks there is good justification due to the building setback and the access off Wixom Road.

**MOTION** and second by Commissioners Carter and Lawrence to approve Alpha Multi-Tenant's SPR #08-033-15, request to construct a 7,520-square foot multi-tenant retail and restaurant building at 49250 Alpha Drive which is on the northeast corner of Wixom Road and Alpha Dr. in the Alpha Tech Corporate Park. This approval is conditioned upon: 1) approval of the above setback variances by the Zoning Board of Appeals; 2) approval of the driveway spacing, as recommended by the City Traffic consultant, Pete LaMourie; 3) that the dumpster enclosure be made of the same brick as the building and wood doors be utilized. Also, that the enclosure include a drain that connects to the sanitary sewer; 4) that the required frontage trees along Wixom Road and Alpha Drive will be replaced with shrubs as proposed by the applicant; 5) that the full cutoff version of the pole fixture be utilized along with clarification on the building-mounted lights being used; and 6) review and approval from other applicable consultants, departments and agencies. The property is located at 49250 Alpha Drive, Wixom, Michigan 48393, is zoned FS, Freeway Service District. The parcel number is 96-22-08-326-019.

**VOTE:**

**MOTION CARRIED**

**CALL TO THE PUBLIC:**

There were no comments made by the public.

**STAFF COMMENTS:**

Mr. Avantini would like to bring a matter concerning Cliff's North to the attention of the Commissioners for their feedback. This was approved for a brick entryway sign on the island. They would now like to swap out the brick with a landscaping block material. He needs to see the drawings but is concerned with the long-term durability of the material. Once the developer completes the development, the homeowner's association will be responsible. They were approved for a brick sign and brick pillars with wrought iron in between. Chairman Day likes it better aesthetically. Commissioner McClerkin agrees. Chairman Day thinks if it was eventually damaged, it would be easier to repair than brick and mortar.

Mr. Avantini said at next week's meeting he will present the bylaws and they continue to work on the final Master Plan updates as well as zoning amendments. The Master Plan will be laid out differently and will be much more graphic and user-friendly.

**COMMISSION COMMENTS:**

Chairman Day noted that he failed to mention during the Open Hearing part of tonight's meeting for the first agenda item that they received correspondence from Scott Buck who lives in Hidden Creek. Mr. Buck expressed he and his wife's opposition to the applicant's proposed plan for the Stonegate development.

Chairman Day complimented the residents who spoke during tonight's Open Hearing for their civility and the cogency of their comments and believes this speaks well for the City's residents.

**ADJOURNMENT:**

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

Nancy Fisher  
Recording Secretary