

**CITY OF WIXOM
49045 PONTIAC TRAIL
PLANNING COMMISSION MEETING
MONDAY, MAY 23, 2016**

Approved
06/06/16

The meeting was called to order by Chairman Day of the Planning Commission at 7:37 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 Sandro Grossi

ABSENT: Anthony McClerklin (Excused) and Ray Cousineau (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 April 25, 2016 and May 2, 2016 Planning Commission Meeting Minutes:

MOTION and seconded by Commissioners Lupinacci and Lawrence to approve the April 25, 2016, as amended, and the May 2, 2016 Planning Commission Meeting Minutes.

VOTE:

MOTION CARRIED

Correspondence:

City Manager's Update – May 10, 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. MASTER PLAN UPDATE-FUTURE LAND USE.** A study session will be held to discuss the Future Land Use Map, and corresponding text, which will be finalized in the upcoming Master Plan Update. This critical component of the plan will be presented by the City planning consultants, CIB Planning, as Planning Commission comment is being sought prior to document layout into a more user-friendly format.

Mr. Avantini noted that he will be meeting with LSL Planning soon since they will be assisting in the Master Plan updates. The goal is to decrease the Plan to fewer pages and make it more user-friendly. The Future Land Use Map is a critical tool. The Master Plan is the guide for the future land use, going out 20-30 years. The zoning map reflects current regulations. Some land use changes will be immediate while others will take place over time. There are parcels along Beck Road that are still zoned R-3 since there are still homes there. When these homes are sold, that area will probably revert to M-1 and the zoning will change.

The primary changes to the map include the area on Twelve Mile off Grand River (on page 45 of the text). The mixed use area used to go all the way through to the ramp. However, it was closed off and is a dead end which changed the dynamics of the road. There was a public meeting held which was attended by many of the stakeholders. The consensus was not to preclude potential commercial uses and to mix commerce with light industrial or allow research and development (R&D). Those types of uses can co-exist with destination commercial. It could be IRO or a totally new district. Commissioner Lupinacci said that he is confused by this language and inquired how it is more of a destination. Mr. Avantini said there is impulse retail and that people who venture there do so intentionally since it is off the beaten path. It is a challenging area and there is no public water there. The City is not interested in providing that since it could cost \$250,000 coming from either I-96 or the other direction from Grand River. Commissioner Carter inquired why there is a desire for General Business with a mixed use overlay as opposed to Industry Research Office (IRO) and whether the City was trying to strike a balance. Mr. Avantini said that is a good point and that doing a planned unit development (PUD) overlay would introduce more light industrial. If they will go IRO, they should change the underlying use to IRO.

Commissioner Carter questioned whether the west side of Beck Road and Twelve Mile Road should be IRO or whether it should be general business or Freeway Service. Mr. Avantini has not heard any discussions about changing this to retail. It can be re-examined as a PUD. There are a lot of natural features and the goal was to get taller office buildings in order to work around the wetlands with the potential for an outlot. The new buyers have spent a lot of time working with the DEQ on the wetland issue in terms of what will be possible.

Commissioner Carter recalls previous comments about an express interest in General Business zoning on the east side of Beck Road. Mr. Avantini said that he has had people looking but currently there are no utilities to the site. It is also bisected by substantial wetlands. The purchasers would be looking at office buildings since maybe one-third to one-quarter of the site is under water. Mr. Avantini noted that he keeps hearing interest expressed in a hotel near Sam's Way even though the Hampton Inn will be coming in pretty soon for their second hotel right (a Hilton Gardens) next door. There is also a lot of interest in the Alpha Drive area. Improving the image on the south end of the highway will make a big difference. Varsity Ford will be upgrading their Twelve Mile Road façade. It would still be nice to get a road connection over to Twelve Mile Road. Chairman Day noted that there is nothing on the Future Land Use Map for a mobile home park. Mr. Avantini said that it is at the end of Assembly Drive. Chairman Day noted that the L-shaped parcel at Twelve Mile Road and Beck Road (the IRO on the west side going up to ITC) should be included in the PUD on the map.

Chairman Day noted that in looking at the Future Land Use Map, for the Quasi-Public zoning, there is only Hickory Hills Golf Course and St. Catherine's at Twelve Mile Road and Napier. Mr. Avantini noted that 'Quasi Public' are properties that are privately held or owned by a non-profit but which are generally available to the public. He would rather make both St. Catherine's Multi-Family and the Hickory Hills Golf Course Single-Family. With the Future Land Use Map, you have to worry about whether the current use ceases to function as it is currently being used. If it is Quasi Public, the City may not have any control over it. Chairman Day confirmed with Mr. Avantini that the cemetery at the corner of Maple and Wixom Roads is public.

Chairman Day inquired why the dentists' offices at the north end of the Village Center Area (VCA) are not part of the VCA. Mr. Avantini does not know but it can be changed to become part of the VCA. He also added the City-owned historic property next to the barn.

Commissioner Lawrence asked why the one area in the northwest quadrant of the VCA is not designated Single Family. Mr. Avantini said that it is already developed as single-family style suburban housing. If you go to the west of that, that would be changed to VCA. The Maple Road frontage is owned by the

school and the City has been interested in that property. However, it is not large and there are a lot of natural features. This would have to be smaller lots or PUD. The school district hired a designer to do something including alleys. This would increase the density by 30 percent. One of the larger developers was also interested but wanted 50-foot lots with a standard suburban development. They wanted the density but with no innovation. The City needs smaller lot single-family housing or townhouses/flats. He thinks the City should hold firm on those lots. There are two major crossings there which makes it more challenging. Commissioner Grossi asked why the school owns this property. Mr. Avantini suggested that they were probably going to build a school there. Commissioner Barts said that he thought he had heard of some previous deal with the Baptist Church and a land swap involving this property. Mr. Avantini is unaware of this. Mr. Avantini said that there has been talk of developing the DiPonio property east of Robertson Brothers. He told them he would want something similar to Robertson Brothers with a grid pattern so it would blend in.

Mr. Avantini noted that the remainder of the old Ford Motor property is still zoned M-2 as you go past General RV. The property has a high price point. It is designated as part of the PUD but was IRO although the City has some flexibility. Whatever use goes in there will need to have a plan for the road network and well-conceived utility plan.

Mr. Avantini noted that in terms of the commercial properties along the front of Wixom Road, he will get rid of the Industrial Service District and take the frontage to Alpha Drive, making all of that Commercial and keeping the rear portion IRO. The rear of the properties fronting along Alpha Drive should be M-1 instead of IRO. The properties starting behind Wendy's with Diffin-Umlor would be Industry. Commissioner Carter inquired whether that includes everything north of Alpha Tech. Mr. Avantini said yes except the properties right on Alpha Drive including from Royal Truck and Trailer. People have inquired about getting rid of the circular drive for the properties to the rear. Commissioner Barts inquired whether there has been any talk of running the Alpha Tech and Alpha Drive over to Beck. Mr. Avantini said that is very expensive and that developers need to have enough uses to pay for whatever they are putting in there. The City has been approached regarding that but that is not going to happen now. He noted that that property has good highway exposure. Also, the Local Development Finance Authority (LDFA) can capture increments and kick them back to the developers. This is when the developer borrows the money as opposed to the City borrowing monies.

Chairman Day noted that on the Future Land Use Map there is a park across from CVS on the east side of Wixom Road south of Charms. Which park is that? Mr. Avantini said that he thinks it is single-family residential but will check on it. He does not think it is publicly owned. He will label Gunnar Mettala Park on the map.

Commissioner Carter noted that there is a lot of wetland on Wixom Road north of Charms between the two neighborhoods. Does the City want this to be Single-Family Residential long-term? Mr. Avantini noted that any remaining pieces of land should be small lot single-family residential since this will be more in demand based on future demographic trends. People will be seeking maintenance-free yards on small lots. It is now zoned PUD. He will expand the discussion of this in the text and add a paragraph about small lot single-family residential along with its rationale.

Commissioner Carter inquired about the yellow sliver in the middle of the cemetery and whether there is any interest in developing this. He also pointed out that the text regarding the Ford Gateway Center should be changed from "the now vacant manufacturing facility" and delete the reference to "retrofitting the current building". Chairman Day noted that there are three parcels behind the old Ford plant property along with a huge parcel farther to the west. Are those vacant? Mr. Avantini noted that they are not part of the former Ford plant. It is Industrial up to the end of the road and the rest is vacant. It should be M-1.

He has not heard potential purchasers being interested in those parcels. It would be part of the GPUD and would be more valuable to be able to connect to the road system in Assembly Park.

Mr. Avantini will make the changes suggested by the Commissioners and they will have another chance to review and make edits to the Future Land Use section of the Master Plan.

Call to the Public:

None.

Staff Comments:

Mr. Avantini noted that things continue to be busy and things are picking up. There will be a number of site plans coming in. There is a City-wide joint meeting next month. There will be a future Planning Commission session to review the Industrial Districts of the Zoning Amendments.

Commission Comments:

Chairman Day inquired whether there is any news on the Menards' outlots. Mr. Avantini said there has been much interest. Part of the Development Agreement requires submission of restrictions and covenants for the City Attorney's approval. The outlots go to the middle of the access road. There is a company looking to buy the big outlot and some of the others looking at lots on Wixom Road.

Commissioner Lupinacci sent an email to Ms. Gallo, Mr. Avantini and Chairman Day regarding his inability to attend the Planning Commission during the month of June. He was contacted by the City Clerk regarding the renewal of his 3-year term as Planning Commissioner. He has decided to retire at the end of his current term, having served 8-1/2 years. He wants to express his thanks and appreciation for the guidance, mentorship and help from Chairman Day, Mr. Avantini and everyone. He has enjoyed being of service. He wishes the rest of the Commissioners continued success and knows the Planning Commission is in good hands. Chairman Day wishes that Commissioner Lupinacci would reconsider since institutional memory is very important to local government. Mr. Avantini has relied on Commissioner Lupinacci's ability to see the details and will miss him.

ADJOURNMENT:

This meeting of the Planning Commission was motioned and adjourned at 8:37 p.m.

Nancy Fisher
Recording Secretary