

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

Approved with  
Amendments  
05/23/16

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

**PRESENT:** Cory Lupinacci (Vice Chairman), Phillip Carter, Anthony Lawrence, Joe Barts, Ray Cousineau and Sandro Grossi

**ABSENT:** William Day (Excused), Anthony McClerklin (Excused) and Peter Sharpe (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 March 28, 2016 Planning Commission Meeting Minutes:**

**MOTION** and seconded by Commissioners Carter and Lawrence to approve the March 28, 2016 Planning Commission Meeting Minutes.

**VOTE:**

**MOTION CARRIED**

**Correspondence:**

City Manager's Update – April 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. FINAL SITE PLAN APPROVAL: SPR #05-004-16, SCHREIBER ROOFING, 29945 BECK ROAD, WIXOM, MI 48393.** The applicant is requesting site plan approval to construct a 3,750 square foot covered storage structure at 29945 Beck Road, which is located on the west side of Beck Road, immediately south of ETNA Supply Company. The storage structure is to be located to the rear of the building, in the existing outdoor storage area. In addition to the covered storage structure, the application also proposes the installation of six (6) inches of asphalt millings over the existing gravel surface. The property is zoned M-1, Light Industrial District where the outdoor storage of contractor's equipment and supplies is a special land use in that District. Since special land use approval was already granted for the outdoor storage, only site plan review is needed for the proposed improvements.

Mr. Avantini referred to his March 31, 2016 review letter. The applicant would like to put up a structure to cover supplies and equipment. It would be a more durable surface. When the Commissioners last reviewed it, the surface was to be re-evaluated at some future point. Mr. Avantini had a preliminary meeting with the ACS Build people and was advised that at certain times of the year it is sinking.

Consequently, they are proposing 6 inches of asphalt millings on top of the gravel. Engineer Mike Darb indicated that this is acceptable. He recommended putting paneling on the back of it to give protection from the wind and also that the applicant consider enclosing the south side facing Adept Plastic. If the asphalt does not work out well, it will impact only the applicant.

Mr. Avantini recommends approving the applicant's request contingent upon: 1) consideration be given to enclosing some or all of the south side of the proposed structure; 2) review and approval of the proposed paved area by the City engineering consultant; and 3) review and approval from other applicable consultants, departments and agencies.

Vice Chairman Lupinacci asked for a description of the structure. Mr. Avantini said that it is like a carport with a roof on top of it. Commissioner Lawrence said that he is trying to understand the millings. Is it asphalt milled elsewhere and brought in? Is it loose material? Mr. Avantini said that it is like re-manufactured asphalt. He has seen it used as a base in roads and it is becoming more popular. Commissioner Cousineau confirmed with Mr. Avantini that the list of recommendations by CPTED are not required. Mr. Avantini noted that CPTED is training for police officers designed to minimize crime through site design. Commissioner Grossi inquired about utilities, electrical and lighting at this site. Mr. Avantini said that it is all enclosed and is a finished area. Vice Chairman Lupinacci asked whether the recommendation for the partial panel to the rear of the structure has been discussed with the applicant. Mr. Avantini said that it has not and he assumes that the applicant does not want to do that.

Brian McQuade, ACS Build, 28525 Beck Road, Wixom. He represents the applicant. This is a pre-engineered metal building system which provides shelter against sun and rain. It does not require power or electricity and it keeps snow and water off things being stored there. It could add \$8,000 in cost to sheet both sides. The applicant will consider this if it is mandatory but currently it does not feel the need to do so. Asphalt millings are used often and they can be rolled out on a hot day. This area is only for the applicant's employees and workforce. It wants to keep the existing gravel base and put millings over it to provide a firm surface. He did the build out for the applicant in the front of the building a couple years ago.

Commissioner Barts asked whether the millings are tar and chip. The applicant said it is a hard surface when it is done and confirmed that it is put down and compacted. Commissioner Barts asked Mr. Avantini whether notice was sent to Adept Plastic for tonight's public hearing for purposes of screening. Mr. Avantini said Adept was not notified and that they are at a higher elevation. They have nothing behind their site and likely would not be concerned. Commissioner Barts does not know whether it is visible enough to force the applicant to spend \$8,000 for screening. The applicant noted that the 450-foot wall has a concrete barrier and that the applicant may decide to sheet both sides at some future point in time based on wind patterns.

Commissioner Cousineau asked the applicant about his reaction to the police department's recommendations. The applicant said that it has an alarm system and fencing. He does not believe that the owner has a reaction to this letter. Commissioner Cousineau asked about the outside storage approved in 2009 and whether the site complies with screening requirements made as part of that. Mr. Avantini said that there is a fence and vegetation. The only people who can really see it is Adept Plastic and they are higher in elevation. It was originally approved with gravel to see how it held up.

**MOTION** and second by Commissioners Lawrence and Barts to approve SPR #05-004-16, Schreiber Roofing's request for site plan approval to construct a 3,750 square foot covered storage structure at 29945 Beck Road, which is located on the west side of Beck Road, immediately south of ETNA Supply Company located to the rear of the building, in the existing outdoor storage area and the installation of six (6) inches of asphalt millings over the existing gravel surface. This approval is contingent upon:

1) consideration be given to enclosing some or all of the south side of the proposed structure; 2) review and approval of the proposed paved area by the City engineering consultant; and 3) review and approval from other applicable consultants, departments and agencies. This property is located at 29945 Beck Road, Wixom, Michigan 48393, is located in the M-1, Light Industrial District and its tax parcel identification number is 96-22-05-476-006. Motion **amended**, by Commissioners Cousineau and Lawrence, to state that consideration be given, but that it is not a requirement, to enclose some or all of the south side of the structure. Motion **amended**, by Commissioners Lawrence and Barts, that the appropriate Site Plan Review number is #05-004-16.

**VOTE:**

**MOTION CARRIED**

**Call to the Public:**

None.

**Staff Comments:**

Mr. Avantini anticipates two items for the Planning Commission's next meeting next week: 1) a final overview of the changes to the future land use plan of the Master Plan update; and 2) more changes to the Sign Ordinance to amend some of the things they have been discovered in working with the Ordinance and also changes in response to the recent Supreme Court ruling.

**Commission Comments:**

There were no comments made by the Commissioners.

**ADJOURNMENT:**

This meeting of the Planning Commission was motioned and adjourned at 7:57 p.m.

Nancy Fisher  
Recording Secretary