

AGENDA
Planning Commission Meeting
Wixom Council Chambers, 49045 Pontiac Trail
Monday – June 27, 2016
7:30 p.m.

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

PLANNING CHAIRMAN: W. Day

COMMISSION: J. Barts

P. Carter

R. Cousineau

S. Grossi

A. Lawrence

A. McClerklin

P. Sharpe

Vacancy

DETERMINATION OF QUORUM:

CHANGES OR ADDITIONS TO THE AGENDA:

APPROVAL OF MINUTES:

[Planning Commission Meeting – June 6, 2016](#)

CORRESPONDENCE:

[City Manager's Update – June 14, 2016](#)

[City Manager's Update – June 28, 2016](#)

CALL TO THE PUBLIC:

(Limited to 5 minutes per speaker, addressing Agenda items only)

CONSENT AGENDA:

All items listed under the Consent Agenda are considered routine by the Planning Commission and will be enacted by one motion. There will be no separate discussion of these items, unless a Commission member so requests, in which event the items will be removed from the Consent Agenda and added to the regular agenda at the end of Unfinished or New Business.

OLD BUSINESS:

- 1. BY-LAWS AMENDMENT:** City Council is considering reducing the membership of the Planning Commission from nine (9) to seven (7) members, which is allowed under State law and is becoming more common with communities the size of Wixom. The By-laws recommended to Council for approval call for a nine (9) member Commission so consideration should be given to amending that original recommendation.

NEW BUSINESS:

- 1. PUBLIC HEARING FOR SPECIAL USE #16-002: MEIJER, INC., 49900 & 49860 GRAND RIVER AVENUE, WIXOM, MI 48393:** The applicant is seeking special land use approval to install a drive-through window and lane for the Pharmacy on the south side of the existing building. The Municipal Code, Section **18.09.020, Table 9.02**, requires approval from the Planning Commission for this request. The property is located at 49900 Grand River Avenue, and is zoned B-3, General Business District, where drive-through

windows accessory to permitted retail uses are special land uses in that district. The parcel number is 22-07-401-045.

2. **FINAL SITE PLAN, SPR #07-009-16, MEIJER, INC., 49900 & 49860 GRAND RIVER AVENUE, WIXOM, MI 48393:** The applicant is seeking site plan approval for an accessory drive-through window at Meijer, 49900 Grand River Avenue, located between I-96 and Grand River, west of Wixom Road. The drive-through window is proposed on the south side of the building toward the east end, near the garden center. The window will be covered with a canopy and include new signage. The property is zoned B-3, General Business District, where retail businesses and shopping centers are permitted uses in the district. Accessory drive-through windows are allowed as special land uses. The parcel number is 22-07-401-045.
3. **FINAL SITE PLAN, SPR #07-010-16, MEIJER, INC., 49900 & 49860 GRAND RIVER AVENUE, WIXOM, MI 48393:** The applicant is seeking site plan approval for curbside pick-up for Meijer, located between I-96 and Grand River, west of Wixom Road. The applicant is proposing to remove lawn area near the service area on the west side of the building to add 6 parking spaces for curbside pick-up customers. The property is zoned B-3, General Business District, where retail businesses and shopping centers are permitted uses in the district. Curbside pick-up is allowed as a permitted accessory use.
4. **FINAL SITE PLAN, SPR #31-008-16 CREATIVE MACHINES, 50140 Pontiac Trail, WIXOM, MI 48393:** The applicant is seeking site plan approval for the construction of a 14,375-square foot building addition for Creative Machine at 50140 Pontiac Trail, which is located on the north side of Pontiac Trail, west of Wixom Road. The proposed addition to the north side of the 11,803 sq. ft. industrial building will include 19,946 sq. ft. of new pavement behind the building along with a loading dock, new dumpster enclosure, propane tank storage area and new landscaping; an expanded parking lot of 14 additional spaces along the east side of the property; and the removal of 11 parking spaces at the front of the building to accommodate an expanded detention basin with new landscaping. The project also includes the removal of 21 regulated trees which will be replaced. The property is zoned M-1, Light Industrial District. The building addition will include the extension of a 10-ton crane bay and 2, 5-ton crane bays.

CALL TO THE PUBLIC:

STAFF COMMENTS:

COMMISSION COMMENTS:

ADJOURNMENT:

RULES FOR PUBLIC SPEAKING:

Call to the Public:

- The public shall address the Planning Commission during the "Call to the Public" which shall be included on the agenda immediately after Correspondence and again immediately after New Business. The first Call to the Public immediately after Correspondence shall be limited to agenda items only.
- A person shall not address the Planning Commission in excess of five minutes unless the time is extended by a majority vote of the Planning Commission present.
- Persons wishing to address the Planning Commission shall identify themselves and their place of residence and shall state their reason for addressing the Planning Commission.
- All comments by the public shall be made directly to the Planning Commission.

Public Hearing:

- Persons desiring to address the Planning Commission shall state their name and address.
- Individual persons shall be allowed five minutes to address the Planning Commission.
- There shall be no questioning by the audience of persons addressing the Planning Commission. However, the Planning Commission members may question persons addressing the Planning Commission.
- No person shall be allowed to address the Planning Commission more than once.

SCHEDULED MEETINGS: (All meetings are at City Hall unless otherwise noted.)

Tue	06/28/16	7:00 pm	City Council
Mon	07/04/16	All Day	City Offices Closed * Independence Day
Wed	07/06/16	7:30 pm	Planning Commission
Mon	07/11/16	7:30 pm	Zoning Board of Appeals
Tue	07/12/16	7:00 pm	City Council
Mon	07/25/16	7:30 pm	Planning Commission
Tue	07/26/16	7:00 pm	City Council

NOTE:

Anyone planning to attend the meeting who is in need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the Building Department at (248) 624-0880. Our staff will be pleased to make the necessary arrangements (large print agendas or minutes, etc.) with proper notice given prior to the meeting.