

**AGENDA**  
**Planning Commission Meeting**  
**Wixom Council Chambers, 49045 Pontiac Trail**  
**Wednesday – July 6, 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:**

**CORRESPONDENCE:**

**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:**

**NO OLD BUSINESS TO DISCUSS**

**NEW BUSINESS:**

- 1. FINAL SITE PLAN, SPR #09-011-16, WETZEL TOOL, 46952 LIBERTY DRIVE.** The applicant is seeking site plan approval for the construction of a 2,000-square foot warehouse building addition for Wetzel Tool at 46952 Liberty, which is located on the east side of Beck Road between I-96 and West Road, in the Wixom Business Center. The proposed 25-foot by 80-foot addition will be located on the east side of the existing 10,000 sq. ft. industrial building. Site improvements include: three (3) new parking spaces abutting a 7-foot wide sidewalk; a dumpster pad and associated enclosure; new parking lot striping and a sign for barrier-free parking; and supplemental landscaping in the front greenbelt. The property is zoned M-1, Light Industrial, where industrial uses are permitted in that District. Parcel ID is 22-09-151-07.

**2. FINAL SITE PLAN, SPR #06-012-16, US REAL PROPERTIES, 31211 OAK CREEK DRIVE.** The applicant is seeking site plan approval for the construction of a two-building corporate center including a 20,824 sq. ft. headquarters office/warehouse building and a 70,619-sq. ft. spec light industrial/warehouse building, at 31211 Oak Creek Drive. The development is proposed in two phases with the headquarters building being Phase 1 and the spec building being Phase 2. Proposed site improvements for Phase 1 includes: 65 parking spaces, including 2 barrier-free; 1 truck well; 1 overhead door; a trash enclosure and a detention pond. Phase 2 improvements includes: 135 parking spaces; 4 truck wells; 1 overhead door; future truck wells and overhead doors; a trash enclosure; and a detention pond. Access to the site will be from 4 driveways on Oak Creek Drive. The property is zoned M-1, Light Industrial District, where light industrial buildings, warehouses, and accessory office space, are permitted uses in that District. Tax Parcel IDs are 22-06-201-001 thru -009.

**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.)

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
Wed	08/03/16	7:30 pm	Planning Commission
Mon	08/08/16	7:30 pm	Zoning Board of Appeals
Tue	08/09/16	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.