

AGENDA
Planning Commission Meeting
Wixom Council Chambers, 49045 Pontiac Trail
Monday – August 22, 2016
7:30 p.m.

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

PLANNING CHAIRMAN: W. Day
COMMISSION: P. Carter (Vice Chair)
J. Barts
R. Cousineau
S. Grossi
A. Lawrence
P. Sharpe
Vacancy x2

DETERMINATION OF QUORUM:

CHANGES OR ADDITIONS TO THE AGENDA:

APPROVAL OF MINUTES:

[Planning Commission Meeting – July 25, 2016](#)

CORRESPONDENCE:

[Notice of Review-City of Novi Master Plan](#)
[City Manager's Update – August 9, 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:

NO OLD BUSINESS TO DISCUSS

NEW BUSINESS:

- 1. PUBLIC HEARING FOR SPECIAL USE #16-003: MIRON, LLC (GMT LOGISTIC), 50706 VARSITY COURT, WIXOM, MI 48393.** The applicant is seeking special land use approval for the outdoor storage of semi-trucks to the rear 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 50706 Varsity Court, and is zoned M-1, Light Industrial District, where the outdoor storage of trucks and trailers is a special land use in that district. The parcel number is 22-06-101-050.
- 2. PUBLIC HEARING FOR SPECIAL USE #16-004: MTM VENTURES (TOTAL SOCCER), 48225 WEST ROAD, WIXOM, MI 48393.** The applicant is seeking special land use approval to operate a commercial recreation facility in an 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 48229 West Road, and is zoned M-1, Light Industrial District, where commercial recreation facilities are special land uses in that district. The parcel number is 22-08-200-001.

- 3. PUBLIC HEARING FOR SPECIAL USE #16-005: MORE FIT, 50244 DENNIS INDUSTRIAL COURT, WIXOM, MI 48393.** The applicant is seeking special land use approval for an indoor fitness facility. The Municipal Code, Section **18.09.020, Table 9.02**, requires approval from the Planning Commission for this request. The property is located at 50244 Dennis Industrial Court, and is zoned M-1, Light Industrial District, where commercial recreation facilities are special land uses in that district. The parcel number is 17-31-352-007.
- 4. FINAL SITE PLAN, SPR #06-017-16 MIRON (GMT LOGISTIC), 50706 VARSITY COURT, WIXOM, MI 48393.** The applicant is seeking site plan approval for the addition of outdoor storage at 50706 Varsity Court in the Century Industrial Park, which is located on the south side of Pontiac Trail west of Wixom Road. The applicant is proposing to use the existing 17,434-sq. ft. building for the headquarters of GMT Logistics. Trees will be removed to develop a 72,033-sq.ft, 31-space trailer parking lot constructed of asphalt millings at the rear of the building. The trailer storage area will be accessed by a new driveway on Varsity Ct. Other site improvements include storm water management and landscaping. The property is zoned M-1, Light Industrial District, where the outdoor storage of trailers is a special land use in that district. The parcel number is 22-06-101-050.
- 5. FINAL SITE PLAN, SPR #08-018-16, MTM VENTURES (TOTAL SOCCER) 48225 WEST ROAD, WIXOM, MI 48393.** The applicant is seeking site plan approval for indoor recreation for Total Sports at 48225 West Road. The property is located on the south side of West Road, between Beck and Wixom Roads, and includes a 22,111-sq. ft. industrial building and a 4,876-sq. ft. pole barn. An expansion to the front parking lot is proposed to accommodate 53 spaces. Parking on the existing pavement in the rear for 18 vehicles is also included and associated parking lot landscaping will be provided. The property is zoned M-1, Light Industrial District, where commercial recreation uses are considered special land uses. The parcel number is 22-08-200-001.

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	08/23/16	7:00 pm	City Council
Mon	09/05/16	All Day	City Offices Closed *Labor Day
Wed	09/07/16	7:30 pm	Planning Commission
Mon	09/12/16	7:30 pm	Zoning Board of Appeals
Tue	09/13/16	7:00 pm	City Council
Mon	09/26/16	7:30 pm	Planning Commission
Tue	09/27/16	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.