



AGENDA
Planning Commission Meeting
Wixom Council Chambers, 49045 Pontiac Trail
Wednesday – September 7, 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 – August 22, 2016](#)

CORRESPONDENCE:

[City Manager's Update – August 23, 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. **PRELIMINARY SITE PLAN, SPR #32-021-16, CAMBRIDGE LANE, 3025 & 3029 MAPLE ROAD, WIXOM MI, 48393.** The applicant is seeking preliminary site condominium/VCA site plan approval for development of 42 single-family residential lots. This project would essentially be an extension of the Anthem Phase 3 development, which abuts the subject site to the west. Since this is a site condominium project, the ordinance requires review of both the Preliminary and Final Site Condominium Plans by the Planning Commission and City Council. The purpose of the Preliminary Site Condominium review is to establish the overall layout of the units, roads, and utilities prior to the preparation of more detailed Final Site Condominium Plans. The property is zoned VCA, Village Center Area where single-family residential is a permitted use. The parcel numbers are 17-32-326-001 and 17-32-326-002.

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	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
Mon	10/03/16	7:30 pm	Planning Commission
Mon	10/10/16	7:30 pm	Zoning Board of Appeals
Tue	10/11/16	7:00 pm	City Council
Mon	10/17/16	7:00 pm	Joint City Council, DDA, Planning Commission and ZBA Meeting
Mon	10/24/16	7:30 pm	Planning Commission
Tue	10/25/16	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.