

AGENDA
Planning Commission Meeting
Wixom Council Chambers, 49045 Pontiac Trail
Monday – October 3, 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

DETERMINATION OF QUORUM:

CHANGES OR ADDITIONS TO THE AGENDA:

APPROVAL OF MINUTES:

Planning Commission Meeting – September 7, 2016

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. PUBLIC HEARING FOR SPECIAL USE #16-006: JAMES & JENNY DILLON CHILD GROUP DAY CARE, 4161 WARRINGTON DRIVE, WIXOM, MI 48393:** The applicant is seeking special land use approval to operate a child group day care home (7 to 12 children less than 24 hours per day). The Municipal Code, Section **18.09.020, Table 9.02**, requires approval from the Planning Commission for this request. The property is located at 4161 Warrington Drive, and is zoned R-2, One-Family Residential District, where child group day care homes are special land uses in that district. The parcel number is 17-30-103-002.
- 2. REQUIRED PARKING SITE PLAN AMENDMENT, SPR #08-018-16, MTM VENTURES (TOTAL SOCCER) 48225 WEST ROAD, WIXOM, MI 48393.** The applicant is seeking an amendment to the parking required for site plan approval granted to 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. The applicant originally proposed use of the facility for soccer games but now will be using

the building for baseball and soccer practices, which will decrease the demand for parking. As a result, the applicant has requested current construction of the front parking lot only and deferral of the rear parking lot until use of the building dictates the need for more spaces. The front parking lot is proposed to accommodate approximately 52 spaces and the applicant estimates a peak demand for 44 spaces. The rear parking lot is proposed to accommodate an additional 23 parking spaces. 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.)

Mon	10/10/16	7:30 pm	Zoning Board of Appeals- CANCELLED
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.