

**CITY OF WIXOM
49045 PONTIAC TRAIL
PLANNING COMMISSION MEETING
WEDNESDAY, SEPTEMBER 7, 2016**

Approved
10/03/16

The meeting was called to order by Chairman Day of the Planning Commission at 7:30 p.m. at which time allegiance was pledged to the American flag.

PRESENT: William Day (Chairman), Phillip Carter, Joe Barts, Peter Sharpe and Ray Cousineau
ABSENT: Sandro Grossi (Excused) and Anthony Lawrence (Excused)
OTHERS: Carmine Avantini (CIB Planning), Debra Barker (Economic and Community Development Director) and Nancy Fisher (Recording Secretary)

Determination of a Quorum:

A quorum of the Planning Commission was present for this meeting.

Agenda:

No additions or changes were made to the agenda.

Approval of the August 22, 2016 Planning Commission Meeting Minutes:

MOTION and seconded by Commissioners Carter and Cousineau to approve the August 22, 2016 Planning Commission Meeting Minutes.

VOTE:

MOTION CARRIED

Correspondence:

City Manager's Update – August 23, 2016

Call to the Public:

There were no comments made by the public.

Unfinished Business:

There was no unfinished business listed on the agenda for this meeting.

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.

Mr. Avantini noted that tonight's goal is to establish the general layout of the project since it will then come back to the Planning Commission for more site specific items at a later point in time. The applicant complies with the dimensional requirements of the Village Center Area (VCA). He does not know the building height at this time but says that it will generally match the Anthem project next door. The roads

and easements will be matched to Anthem and will require a waiver for the road surface and road right-of-way width. He recommends approval of the layout conditioned upon the waivers mentioned and approval of other City consultants, departments and agencies.

Chairman Day noted that Hubbell Roth Clark mentioned that the detention pond requires fencing. How will that work out? Mr. Avantini said that they would need to have a decorative wrought-iron fence in order to blend in, along with appropriate landscaping. They want it to have a natural look. Commissioner Carter noted that the long, thin nature of the projection of the basin takes up a lot of room. What about the rear yard setback for one of those yards and will it require a Zoning Board of Appeals (ZBA) variance? Mr. Avantini said that they will have to place smaller units there rather than colonials and he will want to see the building footprints. Those customers will probably be empty nesters who want limited yard maintenance. He will need to look at Lot 38 to ensure that it has the same buildable area as the other lots along that stretch. Chairman Day noted that most of the lots are 55 feet but that some are quite a bit larger. Why?

Kevin Gasior, 1580 Balsam Lane, Milford. He is the developer and builder. Lot Nos. 12 and 13 are where the gas pipeline and the accompanying easement comes through. Accordingly, they will have a 50-foot side yard.

Commissioner Cousineau confirmed with Mr. Avantini that the plan complies completely with the Ordinance except the referenced items. Mr. Avantini said that Lot Nos. 38-42 may have issues with decks and/or patios but that will have to come back to the Planning Commission.

The applicant said that there is an easement which runs through those backyards for the Sibley Drain. He has talked to the Oakland County Drain Commission and learned that the drain must be maintained. They discussed attempting to enclose it but it becomes a maintenance issue. The best way to do it is a landscaped ditch/swale. They also gain volume by having an open ditch. Commissioner Cousineau asked whether it is a County drain easement and noted that it shows from Lot No. 1 all the way to the pipeline. The applicant said that it is. Commissioner Cousineau asked whether the drain easement goes all the way to Maple. The applicant believes that it does. The drain has been neglected and will need to be cleaned. Commissioner Cousineau hopes that the applicant will be sensitive to the homeowners. He asked whether the downstream capacity has been evaluated. The applicant said that he believes it has.

Commissioner Cousineau inquired about the Consumers' easement. He assumes nothing can be constructed there. The applicant said that is correct. Lot Nos. 12 and 13 will have the same building lot as every other lot. Commissioner Cousineau asked how the side yard setbacks will be treated and whether he will build to the easement line. The applicant said that he will not. Commissioner Cousineau asked whether the lot line is in the middle of the Consumers' easement and confirmed that Mr. Gasior will be the developer and builder. Commissioner Cousineau suggested that he look at Lot No. 38 since it will be tough to tighten up. The applicant said that there will still be 65 feet with 30 feet of backyard until they reach that slope. Commissioner Cousineau confirmed with the applicant that the water and sewer will be extended to the property to the east. The applicant said that it will match Anthem, be decorative and have landscaping.

Chairman Day has no problem with the layout. Commissioner Cousineau hates to see detention basins located on lots. Chairman Day agrees. The applicant said that he could eliminate this if the Sibley Drain was not there.

Commissioner Sharpe said that he drove through the site and noticed old-growth trees. Will they be replaced? The applicant said the pines will be in open space and the backyard of Lot No. 26. They do not intend to remove anything they do not have to. Commissioner Sharpe asked Mr. Avantini to clarify the

tree replacement policy. Mr. Avantini said that the Ordinance regulates landmark trees. He does not know how many trees qualify as landmark on the applicant's site. They will use street trees, which will help compensate for required replacement trees.

Commissioner Sharpe asked about common spaces for the VCA. Mr. Avantini said that it backs up to the ITC lines and the ultimate goal is to connect to the park and have interconnectivity. Ms. Barker said that the applicant does not abut ITC's property. It is the properties to the east which abut it. The whole rails-to-trails is an open space park area. Mr. Avantini indicated that he misspoke about the location of the ITC lines and was thinking about another piece of property. Commissioner Sharpe said that this could use a better explanation and does not sound very well thought out. Mr. Avantini said that prior to Commissioner Sharpe's arrival on the Planning Commission, they developed an overall plan for the VCA which defined the location of open space. He and Ms. Barker have worked on the open spaces together. There is a long-range plan and this fits into that. He will have Ms. Gallo email this concept plan to the Planning Commissioners. Chairman Day noted that the VCA was supposed to have smaller, high-density lots. There is common space. Mr. Avantini said that he can review the VCA guidelines at a future Planning Commission meeting for the benefit of newer Commissioners.

Commissioner Carter noted that the No. 5 side note mentions a 5-foot concrete sidewalk with 1 foot into the road area. Commissioner Cousineau said that is the 1-foot offset from the edge to the right-of-way line. Commissioner Carter inquired about the No. 7 side note regarding installation of four lights. The applicant said that it will need to do photometric grids which would be administratively approved although the number of lights may increase. Commissioner Carter asked about side note No. 9 regarding the block length, particularly between Madison and Theodore, on the east side. Mr. Avantini said that he will review it before it goes to City Council. The block length requirements are for traditional character and emergency access. They are constrained by storm water here. Commissioner Carter confirmed that this can be addressed during the final site plan review.

MOTION and second by Commissioners Sharpe and Cousineau to approve SPR #32-021-16, Cambridge Lane's, request for preliminary site condominium/VCA approval for development of 42 single-family residential lots. This approval is contingent upon the two conditions set forth in Mr. Avantini's September 7, 2016 review letter. 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. The property is located at 3025 and 3029 Maple Road, Wixom, Michigan 48393.

VOTE:

MOTION CARRIED

Call to the Public:

None.

Staff Comments:

Mr. Avantini said that he has been asked to approve uplighting around the cornice for Hampton Inn & Suites. He would like the approval of the Planning Commission. The lights shine upward. It is an indirect light. Chairman Day and Mr. Avantini recommend washing the face of the building with light all the way up. Will the Commissioners agree to the lower lights? Chairman Day does not mind the top being lit if the area in between the lower and the top is washed with light. Commissioner Carter asked about putting the lighting up high and washing down to decrease light pollution. Mr. Avantini said that he will let the applicant know.

Commission Comments:

There were no comments made by the Commissioners.

ADJOURNMENT:

This meeting of the Planning Commission was motioned and adjourned at 8:10 p.m.

Nancy Fisher
Recording Secretary