

**CITY OF WIXOM
49045 PONTIAC TRAIL
PLANNING COMMISSION MEETING
WEDNESDAY, JULY 6, 2016**

Approved
07/25/16

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, Anthony Lawrence, Joe Barts, Ray Cousineau and Sandro Grossi

ABSENT: Peter Sharpe (Excused)

OTHERS: Carmine Avantini (CIB Planning) 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 Minutes:

There were no Minutes to be approved.

Correspondence:

There was no correspondence to be reviewed.

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. **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.

Mr. Avantini referred to his June 29, 2016 review letter. This is a straightforward project involving a small addition on the back of the building. They will be using the same materials on the addition as with the existing building. There will be no new mechanical units and they will meet the parking requirements of the ordinance. Mr. Avantini wants to ensure that there will be no conflict with trucks backing out of the overhead door and possibly hitting the dumpster enclosure. The applicant has met the landscaping

requirements and will connect to all new irrigation. If they will be using new lighting, Mr. Avantini will need to review the manufacturer's specification sheets. He recommends approval conditioned upon: 1) verification from the applicant that there will not be a conflict between the overhead door, located between the existing parking and the new parking, and the dumpster enclosure; 2) the submission of manufacturer's specification sheet(s) for the light fixtures, to be reviewed and approved administratively; 3) review and approval from other applicable City consultants, departments and agencies.

Commissioner Carter confirmed with the applicant that the overhead door is on the north elevation of the existing building. Chairman Day noticed that there is a conflict between what the City is looking for in terms of the dumpster enclosure and what the Police Department would like to see. Mr. Avantini said that he has discussed this with the Police Department and it will be addressed. The Police Department's primary concern is with multiple family developments and not so much with commercial or industrial properties. That ordinance language will eventually be changed to provide for more open use in multiple-family developments or turning the enclosure sideways with more opaque enclosure gates. Chairman Day noted that when it comes before the Planning Commission, it is stated to be contingent upon the reviewer's comments while the Police Department's comments call for an open gate. Mr. Avantini suggested that it be stated that the current Ordinance will be followed since it calls for fully screened gates.

David Leclair, 3300 S. Old U.S. 23, Brighton. This is a fairly simple project. Chairman Day asked the applicant about the potential conflict with the overhead door. The applicant said that all they can get in there are short panel trucks. It is essentially the same area as they use today and they are not changing their operation. They may use new wall pack lighting on the building itself. He will get those specification sheets to Mr. Avantini. Commissioner Cousineau noticed that the existing parking area has several failed pavement areas. Will they patch it? The applicant said that this has been discussed. Although it is not part of the site plan, they may repair it.

Commissioner Barts inquired about including in the Motion the applicant's need to comply with current Ordinance requirements. Chairman Day noted that if it is a current Ordinance requirement, it is not necessary to include that as a provision.

MOTION and second by Commissioners Carter and Lawrence to approve SPR #09-011-16, Wetzel Tool's site plan for the construction of a 2,000-square foot warehouse building addition. This approval is contingent upon: 1) the submission of manufacturer's specification sheet(s) for the light fixtures, to be reviewed and approved administratively; 2) review and approval from other applicable City consultants, departments and agencies. The property is located at 46952 Liberty Drive, is zoned M-1, Light Industrial and the Parcel ID is 22-09-151-07.

VOTE:

MOTION CARRIED

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-square foot 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 include: 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.

Mr. Avantini referred to his June 29, 2016 review letter. He has reviewed the site plan with the applicant and had two preliminary meetings with the entire development team. There are a few key things he wants to highlight: 1) there is no outdoor storage. Since this is a spec building, they do not know who the future tenant(s) will be. So, if outdoor storage is later required, they will have to request it via a special land use; 2) the building in Phase 2 will not meet the front yard setback. A variance will be required for this; 3) the applicant has put a lot of effort into the site design. It is a good complement to the park's entryway and matches the character of the other buildings. They are providing 135 parking spaces which is within the applicable 20 percent increase allowed under the ordinance. The only issue identified by the Traffic Consultant is access and circulation around the building as it pertains to larger trucks. In her review letter, the Traffic Consultant said she would review this when construction drawings are available. If the applicant has to eliminate a space or two, they will still be okay on their number of spaces. They have met all landscaping requirements. He recommends approval conditioned upon: 1) obtaining a front yard setback variance for Phase 2 of the project; 2) review and approval of a more detailed truck circulation plan by the City Traffic Consultant, to verify that truck turning movements can be met; and 3) review and approval from other applicable consultants, departments and agencies.

Nick Mendenhall, Schonsheck, 50555 Pontiac Trail, Wixom. They will build out the existing Oak Creek Office Park. Phase 2 is a spec building which mirrors another larger, linear building opposite it. They have tried to maintain the architectural feel of the office park but also set the first building apart. They have put a lot of effort into landscaping design and want to maintain the existing trees. Phase 2 is prospective. They have a tenant for Phase 1, a single user. Mr. Avantini noted that there were discussions about moving the front building closer to Pontiac Trail with parking behind it. However, that was not done due to the existing trees and vegetation. Chairman Day confirmed with the applicant that the parking lot will still be screened from Pontiac Trail.

Commissioner Cousineau asked who will occupy Phase 1. The applicant said that it will be New Bright Toys, a radio control business. Currently, there is no timetable for construction of Phase 2. Phase 1 will stand by itself in terms of utilities, drainage, etc. They will construct Phase 2 when they have a tenant. Mr. Avantini noted there is a 5-year limit for phased projects and the applicant can apply for an extension if one is needed. Commissioner Cousineau asked the applicant what the hardship is for the Phase 2 variance. The applicant said the size of the building is maximized and they had to have a 60-foot setback around the entire building. In order to achieve the design, they had to bridge into the 50-foot front yard setback. That mirrors the building across the street which has the same 40-foot setback. Commissioner Carter asked whether it is those architectural features which are projecting and whether it would be compliant if they were not present. The applicant said that is correct. Mr. Avantini said if that is the case, then a variance may not be required since there is a section of the Ordinance which provides for that. However, he cannot recall the exact number of feet. Chairman Day confirmed with the applicant that those architectural features go all the way to the ground.

Commissioner Carter noted that the Fire Marshall's June 17, 2016 letter denied approval based on the proposed hydrant layout. The applicant said that was addressed and he exchanged emails with Fire Marshall Geistler. There are five hydrants whose locations he pointed out on the diagram. Chairman Day noted that there is a June 28, 2016 letter from Schonsheck to Dennis Smith regarding the movement of the hydrants.

MOTION and second by Commissioners Lawrence and Cousineau to approve SPR #06-012-16, US Real Properties' site plan for the construction of a two-building corporate center including a 20,824 square foot headquarters office/warehouse building and a 70,619-square foot spec light industrial/warehouse building. This approval is conditioned upon: 1) obtaining a front yard setback variance for Phase 2 of the project if it is determined that is required by the Ordinance; 2) review and approval of a more detailed truck circulation plan by the City Traffic Consultant, to verify that truck turning movements can be met; and 3) review and approval from other applicable City consultants, departments and agencies. The property is zoned M-1, Light Industrial District, is located at 31211 Oak Creek Drive and the Tax Parcel IDs are 22-06-201-001 thru -009.

VOTE:

MOTION CARRIED

Call to the Public:

None.

Staff Comments:

Mr. Avantini said that he hoped to have the revised Master Plan to the Commissioners; however, it is still being reviewed. He will get it to them by next week if the revisions are completed.

Commission Comments:

Commissioner Cousineau confirmed with Mr. Avantini that the Planning Commission is currently still at 9 members until City Council formalizes its reduction to 7 members.

ADJOURNMENT:

This meeting of the Planning Commission was motioned and adjourned at 8:07 p.m.

Nancy Fisher
Recording Secretary