

**CITY OF WIXOM
49045 PONTIAC TRAIL
PLANNING COMMISSION MEETING
MONDAY, AUGUST 22, 2016**

Approved
10/24/16

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, Peter Sharpe and Sandro Grossi

ABSENT: Ray Cousineau (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:

MOTION and seconded by Commissioners Lawrence and Sharpe to reorder the original Agenda Items Nos. in this order: No. 3, No. 1, No. 4, No. 2 and No. 5.

VOTE:

MOTION CARRIED

Approval of the July 25, 2016 Planning Commission Meeting Minutes:

MOTION and seconded by Commissioners Carter and Lawrence to approve the July 25, 2016 Planning Commission Meeting Minutes.

VOTE:

MOTION CARRIED

Correspondence:

Notice of Review-City of Novi Master Plan
City Manager's Update – August 9, 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. 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.

Mr. Avantini referred to his August 10, 2016 letter regarding this special use. He has reviewed many commercial recreation uses in the past and the applicant has provided a good breakdown of the hours of operation, the number of employees and the number of students. The applicant complies with the intent

of the Master Plan. The parking is sufficient. The only contingency is that the applicant ensure that any sound from the sound system not be heard from outside and the review and approval of all other City departments, agencies and consultants.

Commissioner Lawrence noted that the parking formula provides one space for every 200 square feet which equates to 9 spaces. Using the applicant's numbers, that varies from 15-40 spaces which seems excessive. Mr. Avantini noted that they will generally be operating during off peak hours and the center should be able to handle that. He does not think it will be an issue. The property owner will also take this into consideration. The peak hour parking demand being different will compensate for this. Commissioner Lawrence noted that since the Planning Commission can only address noise and parking issues, it should not be involved in requests such as this. Mr. Avantini would still like to have a review mechanism, since uses could operate during peak hours, and will propose ordinance amendments in the future.

Amber McInnes, 50244 Dennis Industrial Court, Wixom. Her biggest classes will be in the evening. There are a few other fitness facilities in that Center that are slightly different but are run in the same way. Chairman Day advised the applicant that any noise issues will be between the applicant and its fellow tenants. The garage will only be open in the evening hours. Commissioner Carter asked whether the other tenants have similar hours of operation. The applicant noted that the other fitness facilities do personal training and kickboxing and they have agreed not to offer the same services. She confirmed that they are less group oriented than she will be.

MOTION and second by Commissioners Lawrence and Carter to approve Special Use #16-005, More Fit's request for special land use for an indoor fitness facility. This approval is contingent upon the applicant's sound, music and amplification being restricted to a volume which will not be heard by adjacent tenants and in the garage and the review and approval of all other City departments, agencies and consultants. The property is located at 50244 Dennis Industrial Court, and is zoned M-1, Light Industrial District and the parcel number is 17-31-352-007.

VOTE:

MOTION CARRIED

- 2. 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.

Mr. Avantini referred to his review letter dated August 17, 2016. The City has been working with the applicant for many years trying to find a suitable location for its expanding business. They are currently located at the southwest corner of Beck and West Roads. If it has outdoor storage for its trailers, it can do what it needs at this location and it is in an industrial district which is where uses like this should be. This meets the intent of the Master Plan and the Zoning Ordinance. The biggest challenge is that the Ordinance requires a 20-foot setback requirement for outdoor storage. As originally conceived, this was intended to apply to goods and cranes. However, these are trailers. The applicant has applied for a variance with the Zoning Board of Appeals. On one side of the drive, it needs to be 10 feet off the property line to accommodate the incoming drive and to be able to maneuver tractor trailers. The applicant is proposing use of heavier-duty asphalt millings. He has met with the review team and the engineers. If this surface requires repair and/or replacement, it will be easier to do that than if it is a harder surface. The Ordinance sets a maximum height for trailers at 12 feet. The applicant's trailers are 13 feet tall. These are nestled in an industrial district. The Commissioners are familiar with the

applicant's facility and he is confident that it will maintain its facility in good condition. He recommends approval contingent upon: 1) site plan approval; 2) ZBA approval of the side and rear yard setback variances; 3) approval of the use of asphalt millings and gravel for the trailer storage area by the Planning Commission; 4) submission of a maintenance plan for the asphalt millings and gravel that provides for dust suppression; 5) Planning Commission acceptance of the height of the trailers; 6) Planning Commission determination that a screen wall or fence is not necessary; 7) review and approval of the circulation by the City of Wixom Fire Department; and 8) review and approval of the proposed storm water management plan by the City engineering consultant.

Chairman Day asked for clarification regarding the use of asphalt millings rather than a hard surface as that pertains to special land uses or site plans. Mr. Avantini said that by referring to the special land use, it would include it. Chairman Day inquired whether the asphalt millings are comprised of new material. Mr. Avantini said that they are recycled and that it looks like a base course. The surface must be able to support a lot of weight and be maintained over time.

Chairman Day noted that screening is part of the special land use and noted that this site backs to a wooded area. Will that stay wooded or could it be developed in the future? If so, should screening not be required in the future if it is developed? Mr. Avantini thinks that is pretty wet there.

Gus Abro, 500 S. Old Woodward, Suite 2, Birmingham. He is the attorney representing the applicant, purchaser and operator. Mr. Abro said that the area Chairman Day is referencing is part of Lyon Oaks Park. Chairman Day confirmed with Mr. Avantini that he will administratively oversee maintenance of the asphalt milling surface. Mr. Abro introduced the rest of the individuals present tonight on behalf of the applicant including Inessa Gnatishina (the owner), Alex Alexandrovich (the service manager for GMT), Brendan Rice (Construction and Project Manager), Tom Gizone and Ginger Wallace (Alpine Engineering).

Mr. Abro said that the applicant has been looking for a facility to accommodate its current and future operations. He brought with him copies of the maintenance plan and distributed them to the Planning Commissioners. The applicant operates a full service logistics company. The building is perfectly situated where it sits and the office space and layout are ideal. The challenge is accessing the rear of the lot for parking the trucks. The office space will serve as the headquarters and the workshop is for maintenance of the applicant's trucks only. It uses the latest technology without cutting costs or corners. Nearby residents will not be effected.

Ms. Gnatishina said that she came from Poland in 1997 and established the company in 2009. She has employees from several different countries. Safety is her focus. Mr. Alexandrovich reiterated that safety is paramount. He realizes that the trucks and equipment need to be addressed which is why they need outdoor storage there as well as a separate entrance for trucks and trailers, keeping the existing facility as is.

Mr. Rice put together the asphalt maintenance program that was distributed to the Planning Commissioners. Chairman Day asked what led to the decision to use this material. Mr. Rice noted that the approach is concrete. In the back area, the trucks twist, turn and maneuver. This material is a very forgiving surface over time. Lateral pressures tend to destroy rigid surfaces. This material is easily plowable and has very little permeability. The overall concept is ideal for this location. Commissioner Lawrence noted that the Commissioners' handouts state the material is comprised of asphalt millings and concrete. Is that true? Mr. Rice said that there are a couple spots in the dolly pads with additional excavation where they are using additional recycled concrete. It is an additional footing. Mr. Abro noted that the darker shaded area on the diagram denotes where that is located.

Chairman Day and Commissioner Lawrence have no issues with approving the increased trailer height. Commissioner Carter has no concerns about the asphalt millings and does not mind the height of the trailers and the landscape screening going from 5 feet to 8 feet.

Commissioner Sharpe inquired whether this is a dust suppression plan for the asphalt milling surface. Mr. Rice said that it contains bitumen asphalt in the millings which creates a binding effect and allows for compression. It is a very low dust product. With any paved surface, you will get light dust. It is a compact, solid surface. If disrupted, it forgives and goes back to a solid state.

MOTION and second by Commissioners Lawrence and Carter to approve Special Use #16-003, Miron, LLC (GMT Logistic)'s request for special land use for the outdoor storage of semi-trucks to the rear of the existing building. The Planning Commission accepts the waiver of the need for a screen wall, contingent upon approval of the site plan. This approval is conditioned upon: 1) site plan approval; 2) ZBA approval of the side and rear yard setback variances; 3) approval of the use of asphalt millings and concrete for the trailer storage area by the Planning Commission; 4) submission of a maintenance plan for the asphalt millings and gravel that provides for dust suppression; 5) Planning Commission acceptance of the height of the trailers; 6) Planning Commission determination that a screen wall or fence is not necessary; 7) review and approval of the circulation by the City of Wixom Fire Department; and 8) review and approval of the proposed storm water management plan by the City engineering consultant. The property is located at 50706 Varsity Court, is zoned M-1, Light Industrial District, and the parcel number is 22-06-101-050.

VOTE:

MOTION CARRIED

- 3. 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 Court. 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.

Mr. Avantini referred to his August 17, 2016 review letter. It has been reviewed by various departments and approved by the Traffic Consultant. Although there is a requirement for a wall, he does not think it is needed. The applicant has proposed 5-foot arborvitae. He recommends taller (8-10 feet) as well as possibly extending the plantings farther along the building for additional screening. The applicant has a repair service facility for its vehicles only. The Ordinance requires a driveway and radii which spills onto abutting property, thus requiring the approval of the Planning Commission and the adjacent property owner. He would also like to see the mechanical units screened. He would also like to see the sweet gum trees which were removed replaced. The rest of the landscaping can be approved administratively. He recommends approval contingent upon: 1) submission of a revised site plan, for administrative review and approval, that satisfactorily addresses the information items outlined in this letter; 2) Planning Commission waiver of the requirement that "all storage be screened with an obscuring wall or fence, not less than 6 feet in height, or with a black vinyl coated chain-link type fence", to be replaced with the proposed plantings, at a minimum height of 8-10 feet; 3) the applicant obtaining a variance from the 20-foot storage setback requirement, to allow a setback of 10 feet; 4) Planning Commission determination that the proposed millings are acceptable, along with the submittal of a maintenance plan that provides for dust control measures and surface maintenance (grading) on a prescribed schedule;

5) compliance with the landscaping comments under Item No. 8 of Mr. Avantini's August 17, 2016 review letter; and 6) review and approval from other applicable City consultants, departments and agencies.

Chairman Day asked whether the issue regarding the spillover onto the adjacent property would need to be included in the Commissioners' motion. Mr. Avantini said that it would not. The applicant could shift the drive over although that does not make a lot of sense. Chairman Day observed that there are 67 required trees. However, only 45 trees are proposed. Should the Planning Commission agree to such a decrease in the required number of trees? Mr. Avantini said that the arborvitae could be extended on both sides. If not, the Ordinance states that if they cannot plant the required number, they will make a financial contribution to the City's Tree Fund. Chairman Day asked whether that has been discussed with the applicant. Mr. Avantini said that it has not.

Mr. Abro said that he met with the consultants at length in an attempt to determine the optimal layout and this is it. There are no other options. They are trying to preserve everything north of the outdoor storage area, the wetlands and the trees. Chairman Day asked whether the applicant will contribute to the City's Tree Fund if necessary. Mr. Abro said they have discussed it but they will make some revisions. It was left to their tree consultant to handle. They may address it in detail but they are prepared to pay if need be.

Chairman Day asked whether they have had discussions with the adjacent property owner. Mr. Abro said that he just got the name of the neighboring property owner last Friday. They will have a meeting with him. There is a beautiful tree whose location he pointed out on the diagram that they would like to preserve. He would like to convey this to the neighbor. Mr. Avantini noted that the Ordinance is pretty formula based. Until he knows that the Planning Commission and the ZBA approve, it is hard to finalize the landscaping calculations. It would be worked out administratively. If he runs into issues, it would come back before the Planning Commission. Chairman Day asked about extending the arborvitae and whether it is for screening or for additional trees. Mr. Avantini said that he is not a big fan of arborvitae except in a narrow area which requires taller screening.

Commissioner Carter requested clarification on the west side of the site and confirmed with the applicant that they are moving the existing concrete curb. The signage will prevent trucks and trailers from exiting and entering the area. Mr. Abro pointed out the area of the dock on the diagram relative to the office space. The intention was to separate the traffic for safety's sake. The west entry is for visitors and employees. The new drive is strictly for trucks. Mr. Alexandrovich said that there will only be 10-12 trucks stored there per week and they will only be there temporarily. Most of the fleet is on the road. There will be signs. There will be truck traffic at the west entrance. Commissioner Carter confirmed with the applicant that there will be adequate room for trucks to maneuver.

MOTION and second by Commissioners Carter and Lawrence to approve SPR #06-017-16 Miron (GMT Logistic)'s request for site plan approval for the addition of outdoor storage at 50706 Varsity Court in the Century Industrial Park. This approval is contingent upon: 1) submission of a revised site plan, for administrative review and approval, which satisfactorily addresses the information items outlined in Mr. Avantini's August 17, 2016 review letter; 2) Planning Commission waiver of the requirement that "all storage be screened with an obscuring wall or fence, not less than 6 feet in height, or with a black vinyl coated chain-link type fence", to be replaced with the proposed plantings, at a minimum height of 8-10 feet; 3) the applicant obtaining a variance from the 20-foot storage setback requirement, to allow a setback of 10 feet; 4) Planning Commission determination that the proposed millings are acceptable, along with the submittal of a maintenance plan that provides for dust control measures and surface maintenance (grading) on a prescribed schedule; 5) compliance with the landscaping comments under Item No. 8 of Mr. Avantini's August 17, 2016 review letter; and 6) review and approval from other

applicable City consultants, departments and agencies. The property is located at 50706 Varsity Court, Wixom, Michigan 48393, is zoned M-1, Light Industrial District and the parcel number is 22-06-101-050.

VOTE:

MOTION CARRIED

- 4. 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.

Mr. Avantini referred to his August 17, 2016 review letter. This is the applicant's request for another facility. This building has not been in use for a while and will be used by the applicant for a long-term training facility. It does meet the intent of the Master Plan and the zoning district. The applicant is proposing a new parking lot in front of the building. There will also be parking in the rear of the building. Mr. Avantini's biggest concern is the lack of maintenance on the building site and to the rear of the building and he would like clarification on that. It needs to be resurfaced and restriped. He recommends approval contingent upon: 1) site plan approval; 2) determination that the number of parking spaces is adequate; 3) the pavement area in rear must be repaired and parking adequately striped; 4) access to the rear of the building and parking in the rear must be approved by the Building and Fire Departments; 5) all dead landscaping must be removed/replaced and general site maintenance issues must be addressed; 6) new landscaping must be addressed during site plan review; and 7) review and approval of other departments, consultants and agencies.

William Clark, Quadrants, 49132 Wixom Tech Drive, Wixom. Tony Moscone and Mike Moscone, Total Sports, Wixom. They agree with Mr. Avantini's comments and supplied a response letter to that effect. There is an affidavit from the applicant's owner indicating that the number of cars required is based on the number of teams present at one time. There are 71 parking spaces proposed which leaves them with an excess of 12 spaces. This is a 12-acre site and the building only comprises the front 3-4 acres so there is additional room in the future. Chairman Day confirmed with the applicant that the resurfacing and restriping will be done. Commissioner Lawrence noted that it says it will be used as a training facility but also for competitive games. Mr. Tony Moscone said it will be used for practices Monday through Friday with games perhaps on Saturday and Sunday. It will be 4 on 4 for little kids. Chairman Day said it is an appropriate use for this space and he is glad to see a building which fell into disrepair is being brought back. Commissioner Carter asked whether there will be any improvements made to the building's exterior. The applicant said not to the block building which was previously owned by Jervis & Webb and was well-maintained. However, the landscaping fell into disrepair.

MOTION and second by Commissioners Lawrence and Barts to approve Special Use #16-004, MTM Ventures (Total Soccer)'s request for special land use to operate a commercial recreation facility in an existing building. This approval is contingent upon: 1) site plan approval; 2) determination that the number of parking spaces is adequate; 3) the pavement area in rear must be repaired and parking adequately striped; 4) access to the rear of the building and parking in the rear must be approved by the Building and Fire Departments; 5) all dead landscaping must be removed/replaced and general site maintenance issues must be addressed; 6) new landscaping must be addressed during site plan review; and 7) review and approval of other City departments, consultants and agencies. The property is located at 48229 West Road, is zoned M-1, Light Industrial District, and the parcel number is 22-08-200-001.

VOTE:

MOTION CARRIED

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.

Mr. Avantini referred to his August 17, 2016 review letter. The applicant is moving quickly through the project trying to make a tight deadline. They need to address the lighting, the pavement, the pole barn and access issues. He needs to sit down with the applicant and develop a plan which can be handled administratively. He recommends approval contingent upon: 1) submission of a revised site plan that satisfactorily addresses all of the information items listed in Item No. 5 of his review letter and the conditions listed below, for administrative review and approval; 2) all mechanical units being screened; 3) the parking issues under Item No. 5 being addressed; 4) the installation of a sidewalk along West Road frontage; 4) clarification on the use of existing/proposed dumpsters; 6) submission of a lighting plan that meets Ordinance requirements and 7) review and approval from other applicable City consultants, departments and agencies.

William Clark, Quadrants, 49132 Wixom Tech Drive, Wixom. Tony Moscone and Mike Moscone, Total Sports, Wixom. He wrote a response letter agreeing to all the items raised in Mr. Avantini's review letter. There is an affidavit from the owner outlining the parking, pole barn and access issues. They are working through this and will set up a meeting with Mr. Avantini and other City consultants. They are pushing for a November 1st deadline which is a critical date since it starts the indoor soccer season.

MOTION and second by Commissioners Sharpe and Barts to approve SPR #08-018-16, MTM Ventures (Total Soccer)'s request for site plan approval for indoor recreation for Total Sports at 48225 West Road. This approval is contingent upon the conditions listed in Mr. Avantini's August 17, 2016 review letter. The property is located at 48225 West Road, Wixom, Michigan 48393, is zoned M-1, Light Industrial District, and the parcel number is 22-08-200-001.

VOTE:

MOTION CARRIED

Call to the Public:

Patrick Olson and Patricia Olson. They operate Trilogy Corporate Services and own the property next to Total Soccer. He welcomes Total Soccer as well as the lighting they would provide to the area. His concern relates to the amount of impermeable surface since they already have water issues on their property, particularly during the spring thaw. Their property cannot handle any additional water runoff. Mr. Avantini said that this will be noted and conveyed to the engineers. He also said that no site can run water off to the abutting property. Ms. Olson said it is very wet where the solar panels are. Mr. Avantini said that the consultants will likely make a personal site visit.

Staff Comments:

Mr. Avantini noted that activity has picked up with a lot of projects undergoing review. There are a couple of Planning Commissioners that will be absent for the next meeting. He is getting closer to presenting the revised Master Plan to the Commissioners and should be able to do that shortly. Ms. Gallo is gone for three weeks. He will be meeting with a lot of people on various projects that are in the pipeline.

Commission Comments:

Commissioner Carter inquired whether work is back underway at the hotel site which experienced the recent fatality. Mr. Avantini indicated it is his understanding that an unharnessed worker jumped onto a wooden piece of an architectural detail and fell.

Commissioner Lawrence asked whether the Planning Commission is now officially a 7-member body. Mr. Avantini said yes and that it does not have to go before City Council to effectuate it as long as it is in the Commission's bylaws.

Commissioner Sharpe complained that tonight's meeting packet was 146 pages long and it was very difficult to find things as they were not clipped together. It was very confusing and a huge waste of paper. Commissioner Lawrence noted that there was something repeated three times since it was attached to every Quadrants' letter which is ridiculous. Mr. Avantini did not realize until last Monday that Ms. Gallo was taking a 3-week vacation, due to a calendar glitch. He agrees that it was very messy and had a very difficult time navigating tonight's meeting packet. Commissioner Carter does not find value in receiving copies of the electronic drawings. Commissioner Lawrence noted that there were at least 50 pages of the electronic copy that were not necessary.

ADJOURNMENT:

This meeting of the Planning Commission was motioned and adjourned at 9:08 p.m.

Nancy Fisher
Recording Secretary