



**AGENDA**  
**Planning Commission Meeting**  
**Wixom Council Chambers, 49045 Pontiac Trail**  
**Monday – November 21, 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 – October 24, 2016

Planning Commission Meeting – November 2, 2016

**CORRESPONDENCE:**

City Managers Update – November 22, 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. SITE PLAN REVIEW, SPR #05-022-16, BKG BECK ROAD LLC, 30303 BECK ROAD, WIXOM, MI 48393.** The applicant is seeking site plan approval for erection of a 101,762-square foot speculative light industrial building for BKG Beck Road LLC at 30303 Beck Road. Proposed site improvements include: a parking lot with 212 spaces, including seven (7) barrier-free and 38 land-banked parking spaces; four (4) truck docks and two (2) loading spaces; a detention basin; dumpster enclosure; retaining walls; and various landscape improvements. Access to the site will be from two (2) driveways on Beck Road. The property is zoned M-1, Light Industrial District, where light industrial buildings including warehouse, manufacturing, research and development and accessory office space, are permitted uses in that district. The parcel number is 22-05-426-001.
- 2. SITE PLAN AMENDMENT, SPR #08-036-15, DIFFIN-UMLOR ASSOCIATES, 49287 WEST ROAD, WIXOM, MI 48393.** The applicant is requesting an amendment to the approved site plan for Duffin-Umlor Associates at 49287 West Road. The Planning Commission

approved the site plan at the September 9, 2015 meeting and one of the conditions of site plan approval was "That smooth steel panels be utilized on the north and west elevations, since they will be visible from West Road." The applicant's failed to use the required smooth panels during construction of the building and are now requesting approval for the ribbed steel that was utilized. The property is zoned IS, Industrial Service District, where professional offices, and accessory warehouse space, are permitted uses in that District. The parcel number is 22-08-100-056.

### 3. Approval of 2017 Meeting dates

#### 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.)

Tue	11/22/16	7:00 pm	City Council
Thur	11/24/16	All Day	City Offices Closed- Thanksgiving
Mon	12/5/16	7:30 pm	Planning Commission Meeting
Mon	12/12/16	7:30 pm	Zoning Board of Appeals
Tue	12/13/16	7:00 pm	City Council
Mon	12/19/16	7:30 pm	Planning Commission Meeting
Tue	12/20/16	7:00 pm	City Council
Thur	12/22/16	All Day	City Offices Closed- Christmas Eve Observed
Mon	12/26/16	All Day	City Offices Closed- Christmas Observed
Thur	12/29/16	All Day	City Offices Closed- New Year's Eve Observed
Mon	1/3/17	All Day	City Offices Closed- New Year's Observed

#### 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.