

**CITY OF WIXOM
49045 PONTIAC TRAIL
PLANNING COMMISSION MEETING
WEDNESDAY, NOVEMBER 2, 2016**

Approved
11/21/16

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, Ray Cousineau and Sandro Grossi

ABSENT: Anthony Lawrence (Excused)

OTHERS: Carmine Avantini (CIB Planning), Anne McLaughlin (City Attorney) [on behalf of Carol Rosati] 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 October 24, 2016 Planning Commission Meeting Minutes:

MOTION and seconded by Commissioners Sharpe and Grossi to approve the October 24, 2016 Planning Commission Meeting Minutes.

VOTE:

MOTION CARRIED

Correspondence:

There was no correspondence to review.

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. CLOSED SESSION.** A closed session will be held with the City Attorney to discuss attorney-client privileged information.

MOTION and second by Commissioners Cousineau and Carter to adjourn the meeting to a closed session to discuss attorney-client privileged information, under New Business Item No. 1 on the agenda.

ROLL CALL VOTE:

Yays: Day, Carter, Barts, Sharpe, Cousineau and Grossi

Nays: None

Absent: Lawrence

The Planning Commission went into Closed Session at 7:42 p.m. for the purpose of discussing attorney-client privileged information. They rose from the Closed Session at 8:04 p.m.

2. **FINAL PUD SITE PLAN, SPR #30-023-16, WIXOM VENTURE LLC, (STONEGATE VILLAGE PUD), 1915 N. WIXOM ROAD, WIXOM, MI 48393.** The applicant is seeking Final PUD Site Plan approval for the development of a 70-lot single-family residential subdivision, with 62 lots on the north end of the site and 8 lots on the southwest corner of the property. The property was previously rezoned to R-2, One-Family Residential/PUD, Planned Unit Development by City Council, after recommendation from the Planning Commission. The parcel number is 17-30-200-014.

Mr. Avantini referred to his review letter dated October 25, 2016. This is a revised PUD single-family residential development. The layout, lot and road configuration were approved as part of the PUD Rezoning. Tonight, the Commissioners are looking at the final site plan as well as the details for that. The previous plans were submitted, commented upon and revised. He would like to clarify some of his recommendations. When the applicant selects a builder, they will submit a package of elevations and materials to be used. He will review them administratively to make sure that it meets the intent. If there is any disagreement, it would come back before the Planning Commission. He noted that the revised elevations are better than the original ones. He asked the applicant to provide information on patio sizes and setbacks. That information will be set forth in the condominium documents which are reviewed by the City Attorney and him. Chairman Day asked whether it is necessary for the Commissioners to include the condominium documents as a condition in any motion made this evening. Mr. Avantini said it is not since it is required by law.

Commissioner Carter said that he recalled an issue similar to this years ago. If it is determined that no deck or patios are allowed, potential home buyers are bound by what is set forth in the condominium agreement. Mr. Avantini said that the parameters are stated in the condominium documents. Commissioner Carter confirmed with Mr. Avantini that this would not result in numerous applications for variances before the Zoning Board of Appeals (ZBA).

Commissioner Cousineau noted that the developer will select a builder and that the elevations may not be built exactly as submitted. Mr. Avantini said that is the benchmark and that it must be comparable to the plans. Mr. Avantini will ensure it conforms for square footage and design quality. Commissioner Cousineau asked whether there is a PUD agreement. Mr. Avantini said that it will be up to the City Attorney to decide that; he is comfortable with the condominium documents alone. Commissioner Cousineau noted that using the condominium documents is more developer-friendly. Mr. Avantini noted that the applicant will offer four to five models with two to three variations within those models. Commissioner Cousineau said he was impressed to see a 2,800-square foot unit on this size lot. Mr. Avantini said that generally people will be looking for a couple thousand square feet and that the current trend is toward downsizing. He noted that half of the units going in across the street at the Anthem development are ranches.

Mr. Avantini noted that it took a lot of work to get through the landscaping and tree plans. He recommends changing two additional street trees in front of units numbered nine, fifty, sixty and sixty-two. Also, he has asked them to use larger sized trees which afford them a credit under the City's Tree Ordinance. He feels that the street trees meet the Ordinance requirements. The street trees are in addition to the trees in the buffer. He recommends approval of that. The applicant is providing sidewalks throughout the development. He wants to make sure they are set back enough from the curb in a cul-de-sac. The only item which remains outstanding is that he recommends installing six decorative street lights at the entryway and mid-block. The applicant would like to use coach lights instead. This also needs to be reviewed by other City consultants. He recommends approval with the above-referenced conditions.

Commissioner Cousineau asked whether the Norton Creek area is a large wetland area. It runs east/west throughout the property. Mr. Avantini said that there was discussion about maintenance of the wetlands and the applicant will be making storm water management improvements. Commissioner Cousineau noted that he likes to see floodplain boundaries on site plans but did not notice them on these plans. Mr. Avantini said that if it is under a particular acreage and is not contiguous, it is not regulated by the City's Ordinance. When they get the grading information, the engineers will look into that. He will bring that to the attention of City Engineer, Mike Darga.

Anthony Vittiglio, 1175 W. Long Lake Road, Troy. Chairman Day asked the applicant whether he has any objections to any of Mr. Avantini's proposed conditions. The applicant said that he does not except for the street lights. However, he will work with the City on that. Chairman Day noted that coach lights rely upon the homeowner to keep them lit. He thinks street lights are necessary.

Commissioner Cousineau asked the applicant what the price point will be. The applicant said that a builder has not yet been selected and so he is unsure. It will be dependent upon size and materials. Commissioner Cousineau inquired about price per square foot. The applicant said that he does not know although he wants it to be a nice development. Commissioner Cousineau asked whether it will be done by one builder. The applicant said that he would like to but will be flexible. It will be a development that the City will be happy to have.

MOTION and second by Commissioners Carter and Sharpe to approve SPR #30-023-16, Wixom Venture LLC, (Stonegate Village PUD)'s request for Final PUD Site Plan approval for the development of a 70-lot single-family residential subdivision, with 62 lots on the north end of the site and 8 lots on the southwest corner of the property. This approval is conditioned upon: 1) the submission of building material samples, for administrative review and approval; 2) the installation of additional street trees for Lot Nos. 9, 50, 62 and 60 (2 trees each); 3) the sidewalk for lots accessed from Charms Road be a minimum of four (4) feet from the edge of curb; 4) decorative street lights being provided throughout the development and details submitted, for administrative review and approval; 5) a draft of the Master Deed and Bylaws being submitted for administrative review and approval by the City Attorney and Planning Consultant; and 6) review and approval from other applicable City consultants, departments and agencies. The property is located at 1915 N. Wixom Road, Wixom, Michigan 48393, is zoned R-2 and the parcel number is 17-30-200-014.

VOTE:

MOTION CARRIED

Call to the Public:

None.

Staff Comments:

Mr. Avantini noted that the second meeting in November (November 21, 2016) will be very busy. Chairman Day announced that he will not be able to attend that meeting. Mr. Avantini noted that there will definitely be two, and possibly three, site plans that evening. The big parcel next to Menards will be a home furnishings store called "At Home". It is a 120,000-square foot building, to be owned and operated by a Texas-based company. This company has been very deliberate and successful. Also, BKG Beck is proposing an industrial spec site development on Beck Road north of the railroad tracks where Jim Combs previously sold flowers. BKG Ryan is also proposing a 20,000-square foot addition to their Ryan Court building.

Mr. Avantini said that he would like to do a community image building review. This can be done inside the community or through outsiders. It involves an assessment of the pros/cons of a community which serves as a report card of sorts and even gets into things like zoning enforcement.

Commission Comments:

Chairman Day noted that the Master Plan was discussed at the Planning Commission's last meeting. After driving up and down the length of Wixom Road, he thinks that whole corridor frontage should be zoned Industrial/Research/Office (IRO) instead of M-1 or M-2.

ADJOURNMENT:

This meeting of the Planning Commission was motioned and adjourned at 8:32 p.m.

Nancy Fisher
Recording Secretary