



AGENDA
Planning Commission Meeting
Wixom Council Chambers, 49045 Pontiac Trail
Monday – December 19, 2016
7:30 p.m.

49045 Pontiac Trail

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 – December 5, 2016

CORRESPONDENCE:

None

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:

1. SPECIAL LAND USE #16-007: AT HOME RETAIL STORE, 10800 ASSEMBLY PARK DRIVE, WIXOM, MI 48393: The applicant is seeking special land use approval for a 108,491-square foot home furnishings superstore at 10800 Assembly Park Drive, immediately south of Menards. The property is zoned GPUD, General Planned Unit Development District, where retail businesses greater than 60,000 sq. ft. are allowed as special land uses in that district. The parcel numbers are 96-22-07-426-012 and 96-22-07-200-014.

NEW BUSINESS:

1. FINAL SITE PLAN, #07-025-16, AT HOME RETAIL STORE, 10800 ASSEMBLY PARK DRIVE, WIXOM, MI 48393: The applicant is seeking site plan approval for construction of a home décor retail store, At Home, at 10800 Assembly Park, which is on the northwest corner of I-96 and Wixom Road in the Assembly Park development. The 108,491-square foot superstore will be located south of Menards. In addition to the building, proposed site improvements include: parking lots with 382 parking spaces, including 10 barrier-free spaces and cart corrals; cross access connections with Menards; a loading dock including a compactor; and various landscape improvements. Access to the site will be from Assembly Park Drive, an interior service road with connections to Wixom Road. The property is zoned GPUD, General Planned Unit Development District, where retail businesses greater than 60,000 sq. ft. are allowed as special land uses in that district. The parcel numbers are 96-22-07-426-012 and 96-22-07-200-014.

2. PRELIMINARY SITE PLAN, #07-025-15, MILANA ESTATES, 3019 & 3021 W. MAPLE ROAD, WIXOM, MI, 48393: The applicant is seeking preliminary site condominium/VCA site plan approval for development of 37 single-family residential lots. This project would essentially be an extension of the Cambridge Lane and Anthem Phase 3 developments, which abut 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 17-32-176-024 and 17-32-326-003.

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	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	1/03/17	All Day	City Offices Closed- New Year’s Observed
Wed	1/04/17	7:30 pm	Planning Commission Meeting
Mon	1/09/17	7:30 pm	ZBA Meeting
Tue	1/10/17	7:00 pm	City Council
Mon	1/23/17	7:30 pm	Planning Commission Meeting
Tue	1/24/17	7:00 pm	City Council
Mon	1/30/16	7:00 pm	Joint Meeting of City Council, DDA, Planning Commission & ZBA

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.