

**CITY OF WIXOM
49045 PONTIAC TRAIL
PLANNING COMMISSION MEETING
MONDAY, DECEMBER 19, 2016**

Approved 01/04/17

The meeting was called to order by Acting Chairman Carter of the Planning Commission at 7:30 p.m. at which time allegiance was pledged to the American flag.

PRESENT: Phillip Carter (Acting Chairman), Anthony Lawrence, Joe Barts, Peter Sharpe, Ray Cousineau and Sandro Grossi

ABSENT: William Day (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 Cousineau and Lawrence to move Agenda Item No. 1 (Special Land Use #16-007, At Home Retail Store) under Unfinished Business to Agenda Item No. 1 under New Business on tonight's agenda.

VOTE:

MOTION CARRIED

Approval of the December 5, 2016 Planning Commission Meeting Minutes:

MOTION and seconded by Commissioners Sharpe and Lawrence to approve the December 5, 2016 Planning Commission Meeting Minutes.

VOTE:

MOTION CARRIED

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.

New 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.

Mr. Avantini noted that this matter was tabled at the last meeting. He referred to his November 14, 2016 review letter. Since the building exceeds 60,000 square feet, it qualifies for special land use. It is planned for mixed use. It was zoned and planned for commercial which meets the intent of the Master Plan and the Zoning Ordinance. The applicants had to deal with the parking lot and loading issues. He does not

anticipate anything detrimental to public safety, health and welfare and recommends approval conditioned upon final Gateway Planned Unit Development(GPUD) site plan approval.

Acting Chairman Carter noted that a public hearing regarding this matter was previously held at the Planning Commission's last meeting.

Don Nicolini, At Home Retail Store, 1207 Hampshire Lane, Suite 101, Richardson, Texas. He noted that the applicant now operates 125 retail stores nationwide. Commissioner Barts confirmed with the applicant that he reviewed the conditions set forth in Mr. Avantini's November 14, 2016 letter and has no problems with them.

MOTION and second by Commissioners Lawrence and Sharpe to approve Special Land Use #16-007, At Home Retail Store's request for special land use approval for a 108,491-square foot home furnishings superstore at 10800 Assembly Park Drive, immediately south of Menards. This approval is contingent upon final GPUD site plan approval. The property is located at 10800 Assembly Park Drive, Wixom, Michigan 48393, is zoned GPUD, General Planned Unit Development District, and the parcel numbers are 96-22-07-426-012 and 96-22-07-200-014.

VOTE:

MOTION CARRIED

2. **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.

Mr. Avantini referred to his December 8, 2016 review letter and noted this is the revised site plan. The Planning Commission discussed this conceptually at their last meeting. The applicant has since submitted revised plans. The issues include: 1) the primary building material, specifically the Quick Brick; 2) treatment of the center area on the south elevation facing I-96 and whether it emulates the front of the building which is one of the requirements in the GPUD. On the north side facing Menards, the applicant meets all dimensional requirements except for one. It is a zero-parking setback on the north side. However, that is from the property line. The setback from the Menards' drive is okay. He has provided comments about the loading spaces, one of which is being used for the trash compactor. The Traffic Consultant will review this. He recommends another crosswalk at the south entryway to the walkway in front of the building from General RV to the front of the building. They are showing an 8-foot tall wood fence around the bale storage area; however, it is a prohibited material. He recommends it be replaced with masonry wall. They have met the requirements for landscaping. They show a freestanding sign at the southernmost entry to the development. This was not approved and must be removed from the site plan. There are accommodations on the highway and main entry existing signs. They have two signs, one facing Wixom Road and one facing I-96. However, they require a waiver on one for 32 extra square feet on the east elevation and 82 square feet on the sign on the south elevation. They have a long setback and a large building so a large sign area does not look out of place. They want additional signs saying

'The Home Décor Superstore'. He thinks this is appropriate. They meet all lighting requirements except the wall packs are not permitted and will need to be replaced with full-cutoff fixtures.

He recommends approval conditioned upon: 1) special land use approval; 2) Planning Commission acceptance of the building elevations and materials, as discussed under Item No. 2 above; 3) Planning Commission approval of the waiver to allow no setbacks for the parking spaces along the north property line, next to Menards; 4) the provision for another crosswalk at the south entryway (closest to the front of the building) from the Assembly Park Drive sidewalk to the walkway in front of the building; 5) replacement of the eight (8) foot tall wood fence around the bale storage area with a masonry wall, like the one used to screen the trash compactor/loading area; 6) removal from the site plan of the proposed monument sign at the southernmost entrance to the development; 7) Planning Commission approval of waivers for the building-mounted signs under Item No. 11 above; 8) the wall packs being replaced with full-cutoff light fixtures; and 9) review and approval from other applicable consultants, departments and agencies.

Acting Chairman Carter confirmed with Mr. Avantini that the referenced wall packs are on the rear face, the northwest corner of the building and that everything else is fine. Acting Chairman Carter asked for clarification regarding the crosswalk. Mr. Avantini said that it comes from the south side of At Home. It runs parallel with General RV. He showed its location on a large-scale depiction and said that it would be a painted crosswalk that would connect with the sidewalk. Acting Chairman Carter also inquired about the trees and shrubs. Mr. Avantini said that they meet the 10-foot width for the buffer area. The applicant provided 7 trees and 102 shrubs. It is not either/or but is a combination of the two which he thinks meets the intent of what the City is looking for.

Commissioner Cousineau confirmed that Mr. Avantini has not discussed the outstanding issues with the applicant. Don Nicolini said that they did discuss the issues but they are of little significance in the grand scope of things and that Mr. Callaway, the architect, is here tonight to discuss the elevations.

Tony Callaway, Callaway Architecture, 1207 Hampshire Lane, Suite 105, Richardson, Texas. He handed out depictions of the building elevations. He is the applicant's prototype architect and the architect for this project. They were able to address the concerns raised during the recent Planning Commission work session. He has secured approval of that as well as a pseudo-window on the south elevation. However, management is not comfortable providing a see-through window. They want to have illumination. He provided the Planning Commission with physical samples of the Quick Brick and noted that the pictures show a close-up view of the brick as well as the brick's texture. It meets the requirements for a modular-type unit. He also brought with him improved color samples which are pretty close in finish to what he is looking for. It has a cast stone type finish. He showed them the actual size of the brick. Commissioner Cousineau inquired about the finish. Mr. Callaway said that it will be smooth. He noted they have been able to address the design issues raised in the recent Planning Commission work session and have gotten much closer to the actual colors, which will be manufactured by a Chicago plant. There is a building in Canton called Fresh Thyme which used this same material. Commissioner Cousineau sought to confirm that the pseudo window will not be a see-through window and will not be a display window. Mr. Callaway said it is called Sprandel glass. He noted there will be lighting on that side. It is a normal storefront and the exterior will be lit.

Commissioner Cousineau confirmed with Mr. Callaway that he is in agreement with Mr. Avantini's recommendations. Acting Chairman Carter applauded the applicant for taking the Planning Commission's comments to heart and said that the revised plans look more like what they had in mind. He thinks the south elevation will not look like a solid wall with no windows. Mr. Callaway noted that in order for that to look like a storefront and to identify it is a home décor store, the signage is important.

Commissioner Cousineau inquired about the applicant's construction schedule. Mr. Nicolini said that the weather is throwing them a curve ball but they hope to open around October 26, 2017. Commissioner Sharpe noted that he personally visited the site and noticed there is one large tree in the middle of the parking lot. Can it be kept and if not, how would it be replaced? Mr. Callaway said it is in the middle of a drive rather than an island location. It cannot be saved without completely re-arranging the parking lot. Mr. Avantini noted that that tree should have been removed as part of the Menards' project. He feels comfortable that the amount of landscaping the applicant has provided will be adequate.

Acting Chairman Carter has no problems with the sign waivers for the east and south elevations since they seem to be proportional and effective. Commissioner Lawrence inquired about the three criteria requiring Planning Commission approval. Acting Chairman Carter said that any motion which is made is conditioned upon the Planning Commission's acceptance of these items.

MOTION and second by Commissioners Lawrence and Sharpe to approve Final Site Plan, #07-025-16, At Home Retail Store's request for 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. This approval is conditioned upon: 1) special land use approval; 2) Planning Commission acceptance of the building elevations and materials, as discussed under Item No. 2 above; 3) Planning Commission approval of the waiver to allow no setbacks for the parking spaces along the north property line, next to Menards; 4) the provision for another crosswalk at the south entryway (closest to the front of the building) from the Assembly Park Drive sidewalk to the walkway in front of the building; 5) replacement of the eight (8) foot tall wood fence around the bale storage area with a masonry wall, like the one used to screen the trash compactor/loading area; 6) removal from the site plan the proposed monument sign at the southernmost entrance to the development; 7) Planning Commission approval of waivers for the building-mounted signs under Item No. 11 above; 8) the wall packs being replaced with full-cutoff light fixtures; and 9) review and approval from other applicable consultants, departments and agencies. The property is located at 10800 Assembly Park Drive, Wixom, Michigan 48393, is zoned GPUD, General Planned Unit Development District, and its parcel numbers are 96-22-07-426-012 and 96-22-07-200-014.

VOTE:

MOTION CARRIED

- 3. PRELIMINARY SITE PLAN, #32-026-16, 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.

Commissioner Cousineau noted that he has a business relationship with the applicant, Leo Soave, and will need to recuse himself from this agenda topic. He has known Mr. Soave for several years and said that he is an extremely reputable developer and a man of his word. Commissioner Grossi noted that he will also need to recuse himself from this agenda item since he has a family relationship with the applicant. Both Commissioners Cousineau and Grossi left the meeting room.

Mr. Avantini referred to his December 7, 2016 review letter. This is the preliminary stage of a review for road configuration and that details pertaining to landscaping, streetlighting, etc. will be filled in later. This will go to City Council, then back to the Planning Commission and then to City Council again. The applicant has complied with the Ordinance requirements. The layout is very similar to that of Cambridge Lane and the roads will connect to Cambridge Lane except this development will have access to Maple Road. One of the trickier things on this site is that there are wetlands which will necessitate Units Nos. 1 and 14 needing to be addressed on final review. He will also require more information regarding proposed grading and landscaping. The applicant is providing a sidewalk. He will look for a landscaping plan and City engineers will need to look at the road plan. The streets will be 26 feet wide with a right-of-way of 40 feet. This matches Cambridge Lane which matches Anthem. He will require more information on the natural features including the wetlands near Unit No. 1. The applicant has submitted a woodlands plan which will be reviewed during the final site plan. He recommends that the Planning Commission recommend approval to City Council conditioned upon: 1) the granting of waivers to allow a one (1) foot decrease in the road surface width and two (2) foot decrease in the right-of-way width; 2) density, building envelope, street and easement information must be included with the Final Site Plan submission; 3) more detail on the wetlands and a woodlands plan must be provided for Final Site Plan; and 4) review and approval from other applicable consultants, departments and agencies.

Commissioner Lawrence asked about the property's precise location. Will this be to the east of the new road coming out to Maple? Mr. Avantini said that it is Anthem, then Cambridge Lane, then this property, then the ITC powerlines. This is west of the horse farm. There is an empty lot between two homes, which is where it is. Anthem's exit onto Maple Road is on the westernmost part of their property.

Leo Soave, 37771 Seven Mile Road, Livonia, Michigan and Uldis Vitins, Vitins Engineering, 44275 Brandywine, Canton, Michigan. Mr. Vitins said that they are trying to match the adjacent developments to the west. They will extend the road similar to what is shown on the drawings for good circulation of traffic. Acting Chairman Carter confirmed with Mr. Avantini that Cambridge Lane will not come out to Maple Road. Commissioner Barts asked whether Lots 25 and 26 are buildable given the large gas easements. Mr. Vitins said that he thinks they are big enough to place a house. If not, he will make minor adjustments to make them a little larger by adjusting lot lines.

Commissioner Lawrence noted that Anthem and Cambridge Lane already have narrow streets. He asked Mr. Avantini why that is. Mr. Avantini said that he could not recall. He thinks it may have something to do with utilities but is not certain. Commissioner Lawrence confirmed with Mr. Avantini that the road widths with this project are designed to match those.

MOTION and second by Commissioners Barts and Lawrence to recommend that City Council approve Preliminary Site Plan, #32-026-16, Milana Estates' request for preliminary site condominium/VCA site plan approval for development of 37 single-family residential lots. This recommendation for City Council approval is conditioned upon 1) the granting of waivers to allow a one (1) foot decrease in the road surface width and two (2) foot decrease in the right-of-way width; 2) density, building envelope, street and easement information must be included with the Final Site Plan submission; 3) more detail on the wetlands and a woodlands plan must be provided for Final Site Plan; and 4) review and approval from other applicable consultants, departments and agencies. **Motion amended**, by Commissioners

Lawrence and Barts, to correct the Preliminary Site Plan number from #07-025-15 (as published on the agenda) to #32-026-16. The property is located at 3019 & 3021 W. Maple Road, Wixom, Michigan, 48393, is zoned VCA, Village Center Area, and the parcel numbers are 17-32-176-024 and 17-32-326-003.

VOTE:

MOTION CARRIED

Call to the Public:

None.

[Commissioner Grossi rejoined the meeting]

Staff Comments:

Mr. Avanini announced that a long-time Planning Commissioner and Council member from Fenton, Doran Kasper, passed away.

Mr. Avantini wished everyone a Merry Christmas and Happy New Year.

Commission Comments:

Commissioner Lawrence announced that he will miss the first Planning Commission in 2017 as he will be out of town then.

Acting Chairman Carter said that the Planning Commission had a good, productive year and wished everyone a happy holiday with their families.

ADJOURNMENT:

This meeting of the Planning Commission was motioned and adjourned at 8:30 p.m.

Nancy Fisher
Recording Secretary