

**CITY OF WIXOM
49045 PONTIAC TRAIL
PLANNING COMMISSION MEETING
MONDAY, JANUARY 23, 2017**

Approved
2/6/17

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: Carol Maise [on behalf of Carmine Avantini] (CIB Planning), Clarence Goodlein (City Manager), Debe Barker (Economic and Community Development Director) 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 January 4, 2017 Planning Commission Meeting Minutes:

MOTION and seconded by Commissioners Sharpe and Lawrence to approve the January 4, 2017 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 listed on the agenda for this meeting.

New Business:

- 1. REVIEW OF DRAFT MASTER PLAN.** A work session will be held with the City Planning Consultant from CIB Planning to review the draft Master Plan update and comments received at a previous meeting. Proposed is a more user-friendly document along with recent updates to reflect current development and land use conditions in the City.

Ms. Maise noted that she is filling in for Mr. Avantini tonight due to his illness. The Commissioners have previously seen the draft Master Plan and suggested edits to it during a meeting held in October, 2016. Tonight's meeting is one of the early steps toward pulling together a preliminary draft of the Master Plan. Then it would be recommended to City Council for distribution to neighboring communities and the County. She solicited the input of the Commissioners on the draft Master Plan.

The Commissioners said that Section 1 'Introduction' is fine as is. Under the 'History of Wixom' section, Chairman Day noted that it states that the Ford Wixom plant closed in 2008. However, he believes it actually closed in 2005. Ms. Barker noted that it closed in 2007.

Commissioner Carter asked why page 7 is completely blank. Ms. Maise said that could have been done for formatting reasons and perhaps Mr. Avantini intended to add something on that page.

Commissioner Lawrence noted that under Section 2 'Community Resources' it was noted at the October, 2016 meeting by a couple Commissioners that the City's size should be denoted in terms of square miles. Ms. Maise noted that the maps were not updated due to changes in staffing.

Commissioner Carter noted that in Section 3 'Transportation', the paragraph headings on page 12 relate to the map. However, there is no County local type road in Wixom. A paragraph should be added indicating that the City does not have a County local type road. The same thing holds true for Future Land Use map. He feels they should be consistent. On page 13 under the heading 'Alternative Modes of Transportation', he believes the last sentence pertaining to segments of Pontiac Trail and the pathway along Johanna Ware has already been accomplished. However, if that is not true, he would like to know what that alignment is.

Commissioner Carter noted that on page 14 of the draft Master Plan, the map refers to state truck lines when it should be 'trunk line'. Ms. Maise noted that Napier Road did not get picked up. Commissioner Carter said that when he looked at it again, it looks like it is properly shaded in the electronic version. Ms. Maise noted that maps are accessed online more today; however, they still need to ensure that they present accurately in both hard copy and electronic format. Commissioner Carter noted that the Commissioners mentioned at the October, 2016 meeting that Napier Road is a major street. That should be consistent with how it is described (City Major/City Local).

Under Section 4 'Neighborhoods', Commissioner Lawrence noted that he mentioned during the October, 2016 meeting that a bullet point regarding public services and safety should be added under the 'Objectives' section; however, that was not done. Ms. Maise noted that there was a table that was removed. The October 24, 2016 Planning Commission Minutes refer to public service and safety in the 'Community Resources' section. She read excerpts from those Minutes including comments made at the time by Chairman Day and Commissioner Grossi.

Under Section 5 'Business Areas', Commissioner Carter noted that on page 18, in the 'Other Redevelopment Opportunities' section, the word 'interchanged' should be corrected to 'interchange'. Commissioner Lawrence does not know whether the table on page 18 next to the 'Existing Conditions' section needs to be numbered or whether that numbering is even accurate. Ms. Maise said that she will omit the numbering.

The Commissioners noted that there were no changes to Section 6 'Community Character'.

Ms. Maise noted that Mr. Avantini was unsure where Section 7 'Village Center Area' should appear within the Master Plan and that he may have more to add to this section. Commissioner Lawrence thinks that it should go more toward the front part of the Plan, perhaps following the 'History' section. Chairman Day agrees with Commissioner Lawrence. Commissioner Carter can see it becoming the new Section 4 to be followed by 'Neighborhoods' and 'Business Areas'. He agrees that the Village Center Area is an important part of the City.

The Commissioners had no proposed edits to Section 8 'Land Use'.

Ms. Maise asked the Commissioners whether Section 9 ‘Implementation’ is the same as when they last saw it. Commissioner Lawrence noted that most of the tables are new. Chairman Day noted that it will be nice, especially the information about the east area. Ms. Maise noted that Mr. Avantini broke the tables down into regulatory and programmatic. Commissioner Carter noted that Mr. Avantini told the Commissioners about the area behind the Poota property although he knows that he has gotten opinions from others in the community. Perhaps that should go under the ‘Immediate Actions’ section. It sounds interesting and worthwhile and will be something to pursue although it is Village Center Area so maybe it is already lumped in under the second row in the table on page 31.

Ms. Maise said that the next step after tonight’s meeting is for Mr. Avantini to tidy up the Master Plan for the Planning Commissioners to send on to City Council for distribution. Then it will go to Wixom’s neighboring communities, the County and the utilities. There is a 42-day comment period and a public hearing.

Call to the Public:

None.

Staff Comments:

There were no comments made by the staff.

Commission Comments:

Chairman Day noted that the City’s next Joint meeting is scheduled for next Monday, January 30, 2017. He encouraged the Commissioners to attend since it is a worthwhile opportunity for communication. Commissioner Carter noted that the Joint meeting begins at 7:00 p.m.

ADJOURNMENT:

This meeting of the Planning Commission was motioned and adjourned at 8:01 p.m.

Nancy Fisher
Recording Secretary