



AGENDA
Planning Commission Meeting
Wixom Council Chambers, 49045 Pontiac Trail
Monday – March 6, 2017
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:

CORRESPONDENCE:

[City Manager's Update – February 28, 2017](#)

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 07-002-17, DULUTH TRADING COMPANY, 10800 ASSEMBLY PARK, WIXOM, MI, 48393:** The applicant is seeking site plan approval for for the construction of a work clothes and accessories retail store, Duluth Trading Company, at 10800 Assembly Park, which is on the northwest corner of I-96 and Wixom Road in the Assembly Park development. The 14,557-square foot store will be located south of Menard's and immediately west of At Home. In addition to the building, proposed site improvements include: three parking lots with 91 new parking spaces, including 5 barrier-free spaces; cross access vehicle and pedestrian connections with Menard's and At Home; a service area at the rear of the building including a loading area, garbage enclosure, and transformer; a boulder retaining wall; lighting; 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, Gateway Planned Unit Development District, where retail businesses less than 60,000 sq. ft. are allowed as permitted land uses in that district. The parcel numbers are 96-22-07-426-012 and 96-22-07-200-014.

- 2. HIGHWAY SIGN REVIEW, DULUTH TRADING COMPANY, 10800 ASSEMBLY PARK, WIXOM, MI, 48393:** The applicant is requesting a change to the Menard's highway sign to accommodate the Duluth Trading Company. Proposed is the placement of an approximate 144 s.f. "Duluth Trading Co" panel directly underneath the soon to be installed "At Home" sign panel and above the "Assembly Park" letters. This panel will be the same size as the two approved sign panels. The property is zoned GPUD, General Planned Unit Development District, where the Planning Commission approves and amends sign requests.
- 3. ENTRYWAY SIGN REVIEW, SPR #07-025-16, AT HOME RETAIL STORE, 10800 ASSEMBLY PARK DRIVE, WIXOM, MI 48393:** The applicant is requesting the placement of an approximate 30 s.f. "At Home" sign directly underneath the "Menards" sign and above the "Assembly Park" letters on the Menard's monument sign, at the Wixom Road entrance. The property is zoned GPUD, General Planned Unit Development District, where the Planning Commission approves and amends sign requests.

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.)

Mon	3/13/17	7:30 pm	ZBA Meeting
Tue	3/14/17	7:00 pm	City Council
Mon	3/27/17	7:30 pm	Planning Commission Meeting
Tue	3/28/17	7:00 pm	City Council

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.