

**CITY OF WIXOM
49045 PONTIAC TRAIL
PLANNING COMMISSION MEETING
MONDAY, MARCH 6, 2017**

Approved
4/24/17

The meeting was called to order by Chairman Day of the Planning Commission at 7:36 p.m. at which time allegiance was pledged to the American flag.

PRESENT: William Day (Chairman), Phillip Carter, Anthony Lawrence, Ray Cousineau and Sandro Grossi
ABSENT: Joe Barts (Excused) and Peter Sharpe (Excused)
OTHERS: Carol Maise (on behalf of 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:

No additions or changes were made to the agenda.

Approval of the Planning Commission Meeting Minutes:

There were no meeting minutes to be approved.

Correspondence:

City Manager's Update – February 28, 2017

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. SITE PLAN REVIEW, DULUTH TRADING COMPANY, 10800 ASSEMBLY PARK, WIXOM, MI, 48393:** The applicant is seeking site plan approval 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 Menards 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 Menards 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 square feet are allowed as permitted land uses in that district. The parcel numbers are 96-22-07-426-012 and 96-22-07-200-014.

Ms. Maise said that this is an exciting project. She noted that Mr. Avantini conducted two staff reviews, one of which contained miscellaneous comments and the most recent of which was authored on February 28, 2017. There are a couple of things which require the Planning Commissioners' attention. There is some flexibility including the front yard parking setback since this is a Gateway Planned Unit Development (GPUD). This is an access drive as opposed to a standard road. The applicant is asking for an increase in the number of parking spaces. Hubbell Roth Clark thought that things might be tight in the loading area in the back. The applicant will need to have rooftop mechanical equipment screened. Other City consultants will need to review and approve this as well.

Commissioner Carter asked Ms. Maise about the 12-1/2-foot front yard setback. Why does it require approval? Ms. Maise said that it is measured from the sidewalk. Because there is an access road, the property line is a little different. The 20-foot required setback is in the B-3 district. They have been using 10 feet but it is from the drive and not the property line. Commissioner Carter said that he sees the marking for 30 feet from the centerline of Assembly Park Drive to the front yard setback. Is the 12-1/2 feet measured from the setback line? Ms. Maise deferred to the applicant and noted that B-3 districts are different. Here, with At Home, the parking setback was lessened to make it more proportioned. Commissioner Cousineau said that in looking at Sheet C2, it shows a 65-foot wide ingress/egress easement for a 32-1/2 half width. Ms. Maise noted that the 12-1/2 feet is actually measured from the sidewalk. In the B-3 district, it is 20 feet from a property line. However, here it is the centerline. Commissioner Cousineau said he is still confused but thinks that it should be based upon the ingress/egress which would be a 10-foot setback. He confirmed with Ms. Maise that in lieu of the 20 feet, the Planning Commission is looking at 10 feet and that this is consistent with what was approved for At Home. He does not have a problem with the building architecture but did not receive detailed architectural plans which he is accustomed to receiving.

Jay Moore, Oppidian Investment Company, 400 Water Street, Excelsior, Minnesota. He noted that Duluth Trading has chosen Wixom as the site for its new store, especially for its I-96 frontage. At Home needed three-quarters of the site and Duluth Trading needs one-quarter. They hired Mannik & Smith as the project engineer. Tim Walther is here tonight from Mannik & Smith to address any questions regarding drainage, etc.

Commissioner Lawrence noted that on Sheet C3, the property surrounding Menards is completely flat. However, there are sidewalk ramps and a boulder retaining wall. Is the property being elevated?

Tim Walther, Mannik Smith Group, 2365 Haggerty Road South, Canton. The site has quite a bit of fall after it was graded by Menards. At Home will probably be at the highest point. The General RV site is 4 feet below Menards. They graded it down to put the ditch in; however, they want to have connectivity between the drives so they are grading it. Commissioner Cousineau asked Chairman Day to explain the relationship between the buildings and At Home. The applicant said that there is a process underway for condos to create two units with Duluth to become a standalone. They will be creating a condominium development out of this lot. Commissioner Cousineau noted that he did not see detailed information regarding the elevation and asked whether the Planning Commissioners need more information as to what is being proposed.

Commissioner Cousineau asked for additional details regarding the building's architecture as well as the proposed color scheme. The applicant showed a PowerPoint presentation depicting those details. He said that this information was given to City staff and does not know why it was not forwarded on to the Planning Commissioners. The building has unique characteristics. Duluth Trading currently has 17 stores nationwide although there are only 3 stores with this particular layout, the last of which was built in Indiana. It stands out from the highway. It will have clear glass and clerestory windows. It will have stone material 4-6 feet high on its base with a metal roof canopy. They will use Smartboard.

Commissioner Cousineau noted that Chairman Day was concerned with the appearance of At Home from I-96. Chairman Day said he thinks this sets off the GPUD area nicely and he agrees with the consultant's comments. He does not have a problem with the signage and thinks that it is appropriately sized. Commissioner Lawrence agrees. Commissioner Carter asked for more detail regarding the Smartboard. Commissioner Cousineau said that it is like HardieBoard in that it is wood and comes in a color but it can be painted. The applicant noted that it will be a burgundy color.

Commissioner Carter confirmed with the applicant that there will be no roof mounted equipment. The applicant said that all the HVAC is in the back behind a 6-foot fence. It will be well screened. There will be no loading dock. Most materials will arrive in boxes. Their product will be delivered by 18-wheel trailers two to three times per week. Commissioner Carter confirmed the location of the upper windows with the applicant.

Commissioner Cousineau asked Chairman Day why the Planning Commission will need to approve an increase in the number of parking spaces. Commissioner Carter said it is for impervious surface. Ms. Maise noted that it is also for storm water. This is a new user with a lot of regional draw. They are doing some sharing with At Home. Chairman Day said that he would rather give them the parking than have to move the building. Commissioner Carter confirmed that At Home is building the 20 shared parking spaces. The applicant noted that it draws from 100 miles or more and is considered destination retail. Commissioner Lawrence noted that he heard that the applicant will be opening another store in Macomb County.

MOTION and second by Commissioners Lawrence and Cousineau to approve Duluth Trading Company's request for site plan approval for the construction of a work clothes and accessories retail store. This approval is conditioned upon: 1) Planning Commission approval of the front parking setback and increase in the number of parking spaces; 2) circulation to be reviewed by the City's traffic consultant; 3) waivers to allow the proposed signage; and 4) review and approval from other applicable City consultants, departments and agencies. The property is located at 10800 Assembly Park, Wixom, Michigan 48393, is zoned GPUD, Gateway Planned Unit Development District and the parcel numbers are 96-22-07-426-012 and 96-22-07-200-014.

VOTE:

MOTION CARRIED

- 2. HIGHWAY SIGN REVIEW, DULUTH TRADING COMPANY, 10800 ASSEMBLY PARK, WIXOM, MI, 48393:** The applicant is requesting a change to the Menards' highway sign to accommodate the Duluth Trading Company. Proposed is the placement of an approximate 144-square foot "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, Gateway Planned Unit Development District, where the Planning Commission approves and amends sign requests.

Ms. Maise noted that there are two highway signs on I-96, one of which is for General RV. They thought two signs of 144 square feet would be appropriate. However, the applicant is now asking for a third sign of 144 square feet. This would be a third name on the sign. She thinks it is appropriate. However, there is some concern about lighting at night. Mr. Avantini recommends that the white part of the sign be blacked out so that only the red color is visible at night. He also suggests that Menards submit a letter to its potential future tenants indicating that no additional changes to the highway signage will be considered. Chairman Day asked how high the proposed sign will be.

Jay Moore, Oppidian Investment Company, 400 Water Street, Excelsior, Minnesota. He pointed out the proportion on the large-scale depiction although he said he does not know the exact height. Chairman Day said that he understands the applicant's desire for the sign. He does not have a problem with it but thinks that this will be the last one or the signage will no longer be attractive. Commissioner Carter noted that the entire sign is 80 feet and asked why. Commissioner Lawrence noted that the first three companies in will get the signage. If Duluth and At Home are sharing outlots, there will be four more outlots. Chairman Day noted that those lots would be a distance off Wixom Road. Commissioner Lawrence acknowledged that those lots would face Wixom Road. Chairman Day said that he has no problems with this as submitted or the comments made by Mr. Avantini. Chairman Day confirmed with the applicant that it agrees with the white areas on the sign being blacked out at night. Commissioner Lawrence noted that the Menards sign works the same way.

MOTION and second by Commissioners Lawrence and Cousineau to approve Duluth Trading Company's request for a change to the Menard's highway sign to accommodate the Duluth Trading Company. This includes the placement of an approximate 144-square foot "Duluth Trading Co" panel directly underneath the soon to be installed "At Home" sign panel and above the "Assembly Park" letters. This approval is conditioned upon: 1) the white portion of the sign will be blackened out on the inside of the panel so only the red letters will show at night; and 2) submission of a letter from Menards indicating that all current and prospective outlot tenants will be informed that no additional changes to the highway sign will be considered. The property is located at 10800 Assembly Park, Wixom, Michigan 48393, is zoned GPUD, Gateway Planned Unit Development District and the parcel numbers are 96-22-07-426-012 and 96-22-07-200-014.

VOTE:**MOTION CARRIED**

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 square foot "At Home" sign directly underneath the "Menards" sign and above the "Assembly Park" letters on the Menards' monument sign, at the Wixom Road entrance. The property is zoned GPUD, Gateway Planned Unit Development District, where the Planning Commission approves and amends sign requests.

Ms. Maise deferred to the applicant since they have changes they would like to discuss with the Planning Commissioners.

Tony Callaway, Callaway Architecture, 1207 Hampshire Lane, Suite 105, Richardson, Texas. He handed out depictions of the signage. He is the applicant's prototype architect and the architect for this project. He noted they will be having a pre-construction meeting tomorrow and should begin construction within a couple weeks with an anticipated opening in September or October, 2017. He is proposing a sign on the front monument sign which they would like to move directly below Menards' sign and slide the Assembly Park sign downward. Mr. Avantini recommended a masonry base to raise it 3 feet in order to keep the Assembly Park sign at eye level. He proposes making the Assembly Park sign smaller since he does not want the sign to be cluttered. That would make the Assembly Park sign 28 to 30 inches in size. He needs to have the At Home sign on the front.

Chairman Day thinks that the Assembly Park lettering looks a little small. However, the initial proposal looks crowded and will look busy. He thinks it needs to be a little smaller so that it stands out and is different from the store sign. He believes this can be handled administratively. Commissioner Cousineau agrees. Commissioner Cousineau asked whether there was any discussion about putting 'Assembly Park'

at the top of the sign. Commissioner Carter confirmed with the applicant that the sign would have a masonry base. Commissioner Carter asked whether that would shrink the area of the available sign. The applicant said no; it is just being raised.

Commissioner Lawrence said that he was not aware that the Menards' sign would not address all the outlot occupants. Chairman Day said that he would hate to see the larger white empty box split up into pieces. However, at this point, this is what was approved and he thinks that the other outlots will have to rely on their building signs. Commissioner Lawrence noted that there are also eastern outlots too. Commissioner Carter noted that those will be smaller. Commissioner Lawrence confirmed that the Assembly Park sign will be handled administratively.

MOTION and second by Commissioners Carter and Lawrence to approve SPR #07-025-16, At Home Retail Store's request for the placement of an approximate 30-square foot "At Home" sign directly underneath the "Menards" sign and above the "Assembly Park" letters on the Menards' monument sign, at the Wixom Road entrance. This approval is conditioned upon: 1) that the masonry base be added to the sign and the corresponding height increase to be identified on a revised rendering, to be reviewed and approved administratively; 2) Menards being notified that future requests to change this sign will not be approved and they will have to work within the allotted blank panels; 3) an increase in the size of the Assembly Park portion of the sign exceeding 24 inches and approaching perhaps 30 inches, to be handled administratively. The property is located at 10800 Assembly Park Drive, Wixom, Michigan 48393, is zoned GPUD, Gateway Planned Unit Development District and the parcel numbers is 22-07-200-009.

VOTE:

MOTION CARRIED

Call to the Public:

There were no comments made by the public.

Staff Comments:

There were no comments made by the staff.

Commission Comments:

There were no comments made by the Commissioners.

ADJOURNMENT:

This meeting of the Planning Commission was motioned and adjourned at 8:24 p.m.

Nancy Fisher
Recording Secretary