

**CITY OF WIXOM  
49045 PONTIAC TRAIL  
PLANNING COMMISSION MEETING  
MONDAY, APRIL 3, 2017**

Approved  
4/24/17

The meeting was called to order by Chairman Day of the Planning Commission at 7:34 p.m. at which time allegiance was pledged to the American flag.

**PRESENT:** William Day (Chairman), Phillip Carter, Joe Barts, Peter Sharpe and Sandro Grossi  
**ABSENT:** Ray Cousineau (Excused) and Anthony Lawrence (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:**

No additions or changes were made to the agenda.

**Approval of the February 27, 2017 Planning Commission Meeting Minutes:**

**MOTION** and seconded by Commissioners Carter and Barts to approve the February 27, 2017 Planning Commission Meeting Minutes.

**VOTE:**

**MOTION CARRIED**

**Correspondence:**

City Manager's Update – March 28, 2017  
Addendum to the Milford Community Master Plan  
T.E.A.M. Golf Outing

**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. **SPR #08-003-17, SPRINGHILL SUITES, 49097 ALPHA DRIVE, WIXOM, MI 48393.**  
Consideration of site plan approval for the construction of a Springhill Suites hotel at 49097 Alpha Dr. which is in the Alpha Tech Corporate Park, east of Wixom Road and north of I-96. Proposed site improvements include: a 100-room, 4-story, 64,226-square foot hotel; outdoor seating, patio and pool areas; 100 parking spaces, including 4 barrier-free; a dumpster enclosure; and various landscape improvements. Access to the site will be from an existing driveway that will be shared with the Hampton Inn to the east. There is also a cross access easement with the Culver's property to the west proposed. The property is zoned FS, Freeway Service District, where hotels are permitted uses in that district. Parcel ID #22-08-327-003.

Mr. Avantini referred to his March 29, 2017 revised review letter as well as the large scale depiction of the building's elevation. He noted that the Planning Commissioners were previously shown a conceptual layout. The room layout is slightly different than the other two hotels. The exterior will be primarily

brick with accents, EFIS and manufactured cultured stone which meets the Ordinance requirements. The rooftop mechanical units will need to be screened. The applicant is providing cross access easements between the two sites which will be reviewed by the City Attorney. The Ordinance calls for a rear or side yard location for the waste receptacle. It will be enclosed by brick with vinyl gates. Unfortunately, there are no alternate locations for the waste receptacle. There was a previous parking setback variance. The parking spaces will require full screening. Since the two hotels are close together, adequate snow storage space will be required. He recommends approval of the applicant's request conditioned upon: 1) approval of the dumpster and waste receptacle enclosure in the front yard; 2) the Reciprocal Easement Agreement for Access and Parking must be reviewed and approved by the City Attorney. Once approved, it must be recorded and a copy returned to the City prior to issuance of any building permits. Note that no parcel combinations are required; 3) roof-top screening must be administratively reviewed and approved once locations have been determined; 4) the circulation plan must be reviewed and approved by the Fire Chief and traffic consultant; 5) the submission of a snow storage/removal plan for administrative review and approval; and 6) review and approval from other applicable consultants, departments and agencies. He noted that the letter from the traffic consultant appears to still be outstanding.

Chairman Day clarified the cross access easements with Mr. Avantini. Mr. Avantini noted that each property has its own separate ownership entity and that these two entities need to be one site which is where the easement comes into play. You either combine these types of parcels or you have easements.

Andy Andre, Bud Design & Engineering Services, Inc., 10775 S. Saginaw, Brand Blanc. Chairman Day thanked the applicant for his March 22, 2017 letter which addressed things point by point. The applicant noted that they showed the Commissioners a conceptual overview plan. However, at that time, there was not a second hotel. They want to keep the parcels individual for purposes of the franchise licenses (one is a Hilton product and the other is a Marriott). There is also a financial reason to do this. He supplied the Commissioners with a copy of the agreement. He noted that it will be a 4-story hotel with 100 rooms. They created an access drive as part of the Hampton project knowing that future development would be taking place. There will be full circulation. He pointed out where the landscaping will be located on the large-scale depiction and noted that this will include trees, as part of the Hampton project, a hedge row and canopy screening. He noted that the building exterior will be primarily brick built with durable materials. There will be a stone base around the entire building supplemented by EFIS. They will be looping the utilities and using the existing detention basin. Chairman Day inquired about the timeline for construction. The applicant said he hopes to commence construction in late spring through May or June. The trades are currently finishing up at the Hampton Inn and can simply transition over to the Springhill project. It should take a year to complete construction.

Chris Avvo. Mr. Avvo said that he works for the hotel management company and is part of the construction oversight team. It should take 14 months from the time that the first concrete is poured to complete construction. He noted that the Hampton Inn will open the first week of June, 2017 and that all the guest rooms have now been equipped with furniture. Commissioner Carter asked where the large, tall Culver's sign is in relation to that. Mr. Andre pointed out that location on the large-scale depiction and noted that it is about mid-point on the property, about 10-12 feet onto Culver's property. Commissioner Carter said that he does not see any point where the dumpster would fit better and noted that basically everything is a front yard on this site. Chairman Day noted that this appears to have been thoroughly reviewed.

Commissioner Sharpe said that there does not appear to be enough space at this site for another hotel. Mr. Andre noted that due to the configuration of the Hampton Inn, the rear portion of the site is large and that you can lose some perspective at ground level, not realizing how much land there is. He noted that the Hampton Inn is one of the larger buildings and that Springhill is smaller and a little more compact.

**MOTION** and second by Commissioners Carter and Sharpe to approve SPR #08-003-17 Springhill Suites' request for site plan approval for the construction of a Springhill Suites hotel. This approval is conditioned upon: 1) The Planning Commission approves the dumpster and waste receptacle enclosure in the front yard; 2) the Reciprocal Easement Agreement for Access and Parking must be reviewed and approved by the City Attorney. Once approved, it must be recorded and a copy returned to the City prior to issuance of any building permits. Note that no parcel combinations are required; 3) roof-top screening must be administratively reviewed and approved once locations have been determined; 4) the circulation plan must be reviewed and approved by the Fire Chief and traffic consultant; 5) the submission of a snow storage/removal plan for administrative review and approval; and 6) review and approval from other applicable City consultants, departments and agencies. This property is located at 49097 Alpha Drive, is zoned FS, Freeway Service District and the Parcel ID is #22-08-327-003.

**VOTE:**

**MOTION CARRIED**

**Call to the Public:**

None.

**Staff Comments:**

Mr. Avantini noted that Ms. Barker has been working with a potential tenant for space (across the street from City Hall). They want a showroom to showcase exterior building materials including brick, stone, etc. Ms. Barker is trying to get it to be more of a designer showroom and perhaps make it a multi-purpose space (art shows, etc.). Mr. Avantini would like the Commissioners' feedback on this. Chairman Day noted that it sounds like a business which would cater to other businesses rather than the general public which seems to be out of character with the existing retailers there. Mr. Avantini noted that it would cater to residential customers and would be more of a design showroom. Commissioner Carter confirmed with Mr. Avantini that the showroom would be interior space only and no exterior space since exterior is not allowed. Chairman Day noted that this seems a little out of character but it probably would not be detrimental to the other businesses. Mr. Avantini would like to see more detail and will ask for something in writing.

Mr. Avantini noted that he met with the City Attorney regarding the Master Plan update and they will be reformatting it and return it to the Planning Commission along with the Attorney's comments. There will also be a public open house to show what has been changed in the Master Plan.

**Commission Comments:**

Chairman Day asked for an update on the property located at Charms and Wixom Roads. Mr. Avantini said that he does not know but will check and get back to him. Commissioner Barts asked whether that matter is still involved in litigation. Chairman Day noted that the applicant has not incorporated that into the Consent Judgment which will also include some agreement on the commercial component at the corner.

Commissioner Barts asked about the clearing for the curb cuts on Charms Road and how many homes will be going in there. Mr. Avantini said it will just be one home. He has met with Mr. Thomas who is looking to develop the property immediately south of that and connect to Theodore.

Chairman Day asked for an update on the Alan Stephens property. Mr. Avantini said that he does not know and that he only hears from him periodically although he has not heard from him in quite a while.

Commissioner Sharpe referred to the Addendum to the Milford Community Master Plan and asked whether there is still time remaining to comment upon this on behalf of the City of Wixom. He noted there is a 63-day comment period and that he is not happy with the proposed change from a Conservation Recreation district in southeast Milford to Industrial zoning which abuts Wixom. He noted that Milford's documents indicate that it abuts another Industrial area. However, that is untrue and the abutting area in Wixom is zoned Residential. He would like for the City to respond. Chairman Day said that he is opposed to changing it from Recreation Conservation to Industrial. Mr. Avantini said that Wixom can make a comment to Milford Township; however, it is unlikely to have any positive effect. He noted that Milford previously zoned the antenna farm and that they already had their minds made up and did not treat the Wixom representatives very professionally when they attended the public meetings to offer input. He believes that Milford did not want to get into a legal battle with the antenna farm's developer. Milford's consultants did a superficial job of reviewing that proposal and Milford's Master Plan backs up what they have already done. There is a big drop off, a flood plain and a hill that separates that area. The towers have been approved and now they are updating the Master Plan to justify the approval of the towers. The City Attorney indicated that Wixom residents would not have standing to fight it. Commissioner Sharpe said that this is partially about the towers but also about Milford making untrue statements in its Addendum to the Master Plan. He still thinks that the City of Wixom should comment on it. Commissioner Barts noted that that statement was contained within the County's section. Mr. Avantini noted that the County and Milford's Planning Commission recommended denial of the towers and that Wixom fought this for years. Commissioner Barts confirmed with Mr. Avantini that the owner of the Milford towers was granted a Federal Communications Commission (FCC) license. Chairman Day said that he assumes that Milford would accept comments since it is still within the 63-day comment period. Mr. Avantini said that he does not think that it would do any good and that Milford will not listen to Wixom. Commissioner Carter noted that the City offered input a couple years ago via comments made by the Planning Commission and City Council. Commissioner Grossi asked even though it was rezoned, how many parcels are there? Mr. Avantini said just one owned by the broadcast company. The only thing the site is good for is what it is being used for. It cannot be developed down the hill since it is a regulated flood plain. There is a 20-30 foot drop off. Commissioner Sharpe said that he hopes the City will continue to enforce the prohibition on industrial traffic on Charms Road. Mr. Avantini asked whether he has seen the cutting there. Commissioner Sharpe said no; however, DTE is building a huge compressor station on Child's Lake Road and it is very noisy.

**ADJOURNMENT:**

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

Nancy Fisher  
Recording Secretary