

**CITY OF WIXOM
49045 PONTIAC TRAIL
PLANNING COMMISSION MEETING
MONDAY, APRIL 24, 2017**

Approved
05/22/17

The meeting was called to order by Chairman Day of the Planning Commission at 7:33 p.m. at which time allegiance was pledged to the American flag.

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

ABSENT: None

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 March 6, 2017 and April 3, 2017 Planning Commission Meeting Minutes:

MOTION and seconded by Commissioners Lawrence and Cousineau to approve the March 6, 2017 and April 3, 2017 Planning Commission Meeting Minutes.

VOTE:

MOTION CARRIED

Correspondence:

City Manager's Update – April 11, 2017

City Manager's Update – April 25, 2017

Call to the Public:

There were no comments made by the public.

Unfinished Business:

1. **SPECIAL LAND USE, SLU #16-008, PREMIER INTERNATIONAL, 46903 WEST ROAD, WIXOM, MI 48393:** The applicant is seeking special land use approval for the outdoor storage of wood pallets. A public hearing was held at the January 4, 2017 meeting and the request was tabled until the February 6, 2017 meeting and then February 6 until April 24, 2017 meeting so the applicant could look for ways to eliminate or minimize the amount of outdoor storage being requested. The Municipal Code, **Section 18.09.020, Table 9.02**, requires approval from the Planning Commission for this request. The property is located at 46903 West Road and is zoned M-1, Light Industrial, where outdoor storage is allowed as a special land use in that district. The parcel number is 96-22-09-102-015.

Mr. Avantini noted that the applicant indicated they had a different strategy. Instead of creating a secondary storage area, they got a different compactor, put it in one of the loading dock areas and placed the pallets where the compactor used to be. He met the applicant at the site a few weeks ago. The Fire Chief wants to make sure that the pallets are not too close to the building. He showed the Commissioners large-scale pictures that he took of the site. The new compactor is not even visible from the road since it is smaller and tucked into the truck well. The applicant has met the requirements of the Ordinance regarding outdoor storage and recommends approval conditioned upon the applicant's continued compliance.

Kody Giummo, Premier International. They moved the compactor to Loading Dock No. 1 and moved the pallets to the enclosure and marked it with spray paint so the pallets will not extend past the line which is 15 feet from the building.

Commissioner Sharpe asked Mr. Avantini about the date of his staff recommendation dated April 29, 2016. Mr. Avantini noted that when this matter was originally reviewed, the applicant proposed fencing in an area that was supposedly where the current enclosure is located. However, that would have taken up six parking spaces. The Planning Commission asked the applicant to consider an alternate means of storage. He thinks that his staff letter dated April 24, 2016 should have been dated March 24, 2017 and he will correct that date. He noted that the applicant must continue to maintain compliance of the special land use Ordinance. Commissioner Sharpe noted that the proposal in front of the Planning Commission says that Mr. Avantini does not recommend that the Planning Commission approve this request. Chairman Day said that this case was originally heard by the Planning Commission on January 4, 2017 but was then moved to February 6, 2017. The February 6, 2017 Minutes show that it was tabled to the February 27, 2017 meeting but it was taken off the agenda for February 27, 2017 since the new compactor had not yet arrived. Then it was retabled to April 24, 2017.

Chairman Day thinks that the applicant has made a good faith effort to comply with the Ordinance and sees no problem with approving the applicant's request.

MOTION and second by Commissioners Carter and Lawrence to approve Special Land Use, SLU #16-008, Premier International's request for special land use approval for the outdoor storage of wood pallets. This approval is conditioned upon the applicant using the former compactor and dumpster area as shown in the photographs taken by the City Planner and the applicant continuing to follow Ordinance requirements regarding outdoor storage. The property is located at 46903 West Road, is zoned M-1, Light Industrial and the parcel number is 96-22-09-102-015.

VOTE:

MOTION CARRIED

New Business:

- 1. PUBLIC HEARING FOR REZONING #001-017: ASSEMBLY PARK, LLC, 28987 & 28643 SOUTH WIXOM ROAD, WIXOM, MI 48393:** The applicant is seeking approval to rezone the property at 28987 and 28643 South Wixom Road from M-2, General Industrial to GPUD, Gateway Planned Unit Development. The Municipal Code, **Section 18.23.030**, requires approval from the City Council, upon recommendation from the Planning Commission, for this request. The parcel numbers are 22-07-200 & 22-07-426-011.

Mr. Avantini referred to his April 18, 2017 review letter. This is a rezoning from M-2 Industrial to Gateway Planned Unit Development (GPUD). He noted that the Planning Commission already approved the road under a previous site plan approval. The applicant is requesting that the underlying zoning be Industry Research Office (IRO) and that they can entertain indoor recreation uses but nothing outside. He noted that Alpha Tech is also zoned IRO. The applicant is looking for office, light industrial and research and development (R&D). They anticipate future rezoning. Because this is a planned unit development (PUD) process, it will be tied into the PUD site plan. He referred to that plan which shows two anticipated office buildings, an R&D building and one for light industrial. There is a process for any potential changes. They reviewed it and met with the applicant. He noted that Craig Zokas is here tonight to answer any questions or clarify information. Mr. Avantini wants to make sure that the office is connected to the R&D site for purposes of traffic circulation for public safety; i.e., firefighting. The GPUD design standards will apply here so that any development on this site would be complimentary to Duluth Trading and other nearby businesses.

Mr. Avantini recommends approval since this request meets the rezoning standards of the Ordinance.

Chairman Day noted that General Business zoning will have certain permitted uses for special land use and that the same is true for IRO and General Industrial zoning. He asked Mr. Avantini whether there is a specific list of the allowable uses under the GPUD. Mr. Avantini said that the GPUD is set up as an overlay district. The applicant can use PUD to tie together underlying zoning with the Development Agreement and any extra standards. Here, even though Commercial Recreation is not included, they are asking that it be included. Chairman Day asked whether the same parcels can be zoned both IRO and GPUD. Mr. Avantini said that it is a layering of the zoning. Chairman Day noted that there is no mention of the underlying IRO zoning. Mr. Avantini said that he can spell it out more clearly.

Commissioner Lawrence asked whether this is the furthest west end of the original Ford property. Mr. Zokas said that Brian Wilson still has a piece of land there. Commissioner Lawrence noted that the land to the north is the unsold Ford property. Mr. Avantini said that is the landfill property. Commissioner Lawrence said that there are 600-700 parking spaces on a two-lane service road leading back to Wixom Road which passes General RV, Duluth Trading and Home Goods and that is a lot of traffic on a two-lane service road. He asked whether there is a provision for roads going north that can carry that traffic when the rest of the Ford land gets developed. Mr. Avantini said that there is not. Commissioner Lawrence noted that anything that gets developed will be along that two-lane road leading to Menards. Mr. Zokas noted that it drops off to the west and is undevelopable wetlands.

Commissioner Carter asked Mr. Avantini whether the entire northern border of the conceptual site plan is all comprised of the Ford landfill. Mr. Avantini said yes and noted that they indicated there may be potential to run a road over the landfill eventually, although they would have to guarantee that the landfill cap would not be disturbed. Commissioner Carter asked if there is a ring road there. Mr. Avantini said that the ring road was more for emergency access than a through road. Chairman Day noted that this is more the developer's issue as to whether the tenants are willing to put up with that, as long as it does not present a public health hazard. Mr. Avantini said that he hopes for staggered operating/peak hours of the businesses along that stretch.

Commissioner Cousineau confirmed with Mr. Avantini that this is a standalone PUD. Mr. Avantini noted that it will be its own rezoning. Commissioner Cousineau asked whether the Planning Commissioners are being asked to grant preliminary site plan approval tonight. Mr. Avantini said that they are not and that the applicant will have to come back before the Planning Commission with a final site plan. Tonight, the Planning Commissioners are granting preliminary approval for the layout of the site. He does not anticipate that everything will be exactly as envisioned. Commissioner Cousineau asked how much of a change could be expected. Mr. Avantini said that it could be a little or a lot. If the changes are minor, the Commissioner would approve the site plan. If otherwise, the Commissioners need to determine whether it changes the intent of the plan. Commissioner Cousineau asked Mr. Avantini whether site plan approval goes before City Council. Mr. Avantini said that it does not. Commissioner Cousineau said that he is accustomed to the City having a lot of flexibility regarding what is approved. He asked whether that is still built into the PUD Ordinance. Mr. Avantini said that is still the case for dimensional requirements but not for use requirements.

Craig Zokas, Schonsheck, Inc., 50555 Pontiac Trail, Wixom. They are coming back for site plan approval for the first building, a three-story, 36,000-square foot office. They might ask for it to be phased for the second building. General RV plans to take 12,000 square feet on the third floor of this building just for its national finance group. It is two lanes but it is almost three lanes. It is a nice wide thoroughfare and should provide room for trucks to maneuver.

Chairman Day asked whether the office building will be sold off or whether it has tenants. Mr. Zokas said there is not a lot of interest in speculating big buildings since the crash. There is a stretch that is Barrow land. They bought some land because it drops off significantly.

Commissioner Carter asked whether the remaining grade is on an elevation change. Mr. Zokas said that it is. Commissioner Carter asked Mr. Avantini if the customers say they only want R&D and office but there is no need for industrial warehouse, would there have to be anything extravagant done to accomplish that since they are approving anything on the list of IRO's? Mr. Avantini said that if instead of an industrial building, they ask for three office buildings in a row, the Planning Commissioners would have to decide whether that changes the intent

of the plan. If someone comes in with something completely crazy, they can send the plan off to City Council for a major amendment review. Commissioner Carter noted that the plan presented is the best guess for what will go on this land. Mr. Avantini noted that this is also what the market is currently dictating.

MOTION and second by Commissioners Carter and Lawrence to recommend to City Council that Rezoning case #001-017, Assembly Park, LLC's request to rezone the property at 28987 and 28643 South Wixom Road from M-2, General Industrial to GPUD, Gateway Planned Unit Development be granted. It is further noted that there is an IRO underlay and that indoor recreational use shall be allowed. The property is located at 28987 & 28643 South Wixom Road, Wixom, Michigan 48393 and the parcel numbers are 22-07-200-013 & 22-07-426-011.

VOTE:

MOTION CARRIED

Call to the Public:

None.

Staff Comments:

Mr. Avantini noted that he received plans to reoccupy the former Kentucky Fried Chicken/A&W by just Kentucky Fried Chicken. The changes being proposed do not trigger a full site plan review by the Planning Commission. They are proposing a remodel of the interior. He told the applicant that the east side of the parking lot with bumper blocks will have to be redone with curbing and the bumper blocks will need to be removed. They can refurbish the existing sign or install an electronic sign. They will install all LED lights and upgrade them. They are eager to move forward quickly.

Mr. Avantini noted that Justin Sprague will be working for him as of May 1, 2017. Mr. Sprague is one of the senior people at the Flint-Genesee Regional Chamber of Commerce. He will have Mr. Sprague attend one of the Planning Commission meetings since they may see him appear in Mr. Avantini's absence as his substitute.

Mr. Avantini noted that they are very busy and have a lot of new projects. He is reviewing a lot of construction drawings. Aldi's is going in and one of the outlots will be coming in for site plan review.

Commission Comments:

There were no comments made by Commissioners.

ADJOURNMENT:

This meeting of the Planning Commission was motioned and adjourned at 8:23 p.m.

Nancy Fisher
Recording Secretary