

**AGENDA**  
**Planning Commission Meeting**  
**Wixom Council Chambers, 49045 Pontiac Trail**  
**Monday –June 26, 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:**

**CALL TO THE PUBLIC:**

(Limited to 5 minutes per speaker, addressing Agenda items only)

**OLD BUSINESS:**

**NO OLD BUSINESS**

**NEW BUSINESS:**

- 1. PUBLIC HEARING FOR SPECIAL LAND USE #17-002: KENTUCKY TRAILER, 48282 FRANK STREET, WIXOM, MI 48393:** The applicant is seeking special land use approval for outdoor trailer storage associated with a 132,769 square foot industrial building for Kentucky Trailer. The Municipal Code, Section **18.09.020, Table 9.02**, requires approval from the Planning Commission for this request. The property is zoned M-1, Light Industrial District, where the outdoor storage of trailers is a special land use in that district. Parcel number 22-05-476-041.
- 2. SITE PLAN REVIEW, SPR #05-008-17, KENTUCKY TRAILER, 48282 FRANK STREET, WIXOM, MI 48393:** The applicant is seeking site plan approval for the construction of a 132,769 square foot industrial building for Kentucky Trailer. The property is located off of Anthony Street which is between Beck and Wixom Road, north of West Road. Proposed site improvements include: 170 parking spaces, including seven (7) barrier-free, and 40 land-banked parking spaces; 40 trailer parking spaces; 19 loading spaces; a detention basin; retaining walls; and various landscape improvements. Access to the site will be from 2 driveways on Beck Road. The property is zoned M-1, Light Industrial District, where light industrial buildings including warehouse, manufacturing, research and development and accessory office space, are permitted uses in that district. Parcel number 22-05-476-041.
- 3. SITE PLAN REVIEW, SPR #07-007-17, ASSEMBLY PARK LLC, PHASE I, 28987 & 28643 SOUTH WIXOM ROAD, WIXOM, MI 48393:** The applicant is seeking site plan approval for the construction of two 36,000-sq. ft. speculative office buildings. The 4.92-acre

parcel is located on the west end of the Assembly Park development, which is on the northwest corner of I-96 and Wixom Road, and located at the end of the cul-de-sac. In addition to the two buildings, proposed site improvements include: 252 total parking spaces, with 7 barrier-free; dumpster enclosures for each building; 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 with underlying IRO, Industrial Research Office, where offices are allowed as permitted uses in that district. Parcel numbers 22-07-200-013 and 22-07-426-011.

**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.)

Tue	6/27/17	7:00 pm	City Council
Mon	7/03/17	Cancelled	Planning Commission Meeting
Tue	7/04/17	All Day	City Offices Closed
Mon	7/10/17	7:30 pm	ZBA Meeting
Tue	7/11/17	7:00 pm	City Council
Mon	7/24/17	7:30 pm	Planning Commission Meeting
Tue	7/25/17	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.