

AGENDA
Planning Commission Meeting
Wixom Council Chambers, 49045 Pontiac Trail
Monday –August 28, 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:

Planning Commission Meeting – May 22, 2017
Planning Commission Meeting – June 5, 2017
Joint City Council, DDA, Planning Commission, ZBA – June 19, 2017
Planning Commission Meeting – June 26, 2017
Planning Commission Meeting – July 24, 2017

CORRESPONDENCE:

Planning and Zoning News- June 2017

CALL TO THE PUBLIC:

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

OLD BUSINESS: (Tabled July 24, 2017)

1. **SPECIAL LAND USE #17-003: BIG CITY DANCE CENTER, LLC, 29290 WALL STREET, WIXOM, MI 48393:** The applicant is seeking special land use approval to operate a commercial recreation facility in an existing building. A public hearing was held at the July 24, 2017 Planning Commission and then the case was tabled pending submission of a complete site plan. The Municipal Code, Section **18.09.020, Table 9.02**, requires approval from the Planning Commission for this request. The property is located at 29290 Wall Street, and is zoned M-1, Light Industrial District, where commercial recreation facilities are special land uses in that district. The parcel number is 22-08-127-003.

NEW BUSINESS:

2. **SITE PLAN REVIEW, SPR #08-011-17, BIG CITY DANCE CENTER, LLC, 29290 WALL STREET, WIXOM, MI 48393:** The applicant is seeking site plan approval for a children's dance studio for Big City Dance Center at 29290 Wall Street. The property is located on the east side of Wall Street which is south of West Road, east of Wixom Road, and includes an existing 7,500-sq. ft. light industrial building and 13 parking spaces. Proposed is a second driveway, which extends along the north side of the building, and an expansion to the front parking lot to accommodate 3 additional parking spaces. Also included is a 1,727 sq. ft. parking lot expansion to the rear of the site and associated restriping. Overall 33 parking spaces will be provided. The property is zoned M-1, Light Industrial District, where commercial recreation uses, are considered special land uses in that district. The parcel number is 22-08-127-003.

3. **CONCEPTUAL REVIEW, TIMMIS GROUP, LTD, 51155 GRAND RIVER AVE., WIXOM, MI 48393:** The applicant is seeking preliminary feedback on a potential PUD rezoning that would allow the subject property to be used as a Montessori style school for grades K-8. A concept plan has been provided for your information and includes a building addition, new parking spaces, and a drive that connects to the abutting St. Catherine's site. Formal action by the Planning Commission is not needed and this is an opportunity for the applicant to obtain feedback prior to the filing of an application.

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	9/04/17	All Day	City Offices Closed * Labor Day
Wed	9/06/17	7:30 pm	Planning Commission Meeting
Mon	9/11/17	7:30 pm	ZBA Meeting
Tue	9/12/17	7:00 pm	City Council
Mon	9/25/17	7:30 pm	Planning Commission Meeting
Tue	9/26/17	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.