

**CITY OF WIXOM
49045 PONTIAC TRAIL
PLANNING COMMISSION MEETING
MONDAY, MAY 22, 2017**

Approved
08/28/17

The meeting was called to order by Chairman Day of the Planning Commission at 7:30 p.m. at which time allegiance was pledged to the American flag.

PRESENT: William Day (Chairman), Phillip Carter, Peter Sharpe, Ray Cousineau and Sandro Grossi
ABSENT: Anthony Lawrence (Excused) and Joe Barts (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 April 24, 2017 Planning Commission Meeting Minutes:

MOTION and seconded by Commissioners Carter and Sharpe to approve the April 24, 2017 Planning Commission Meeting Minutes.

VOTE:

MOTION CARRIED

Correspondence:

City Manager's Update – May 9, 2017
City Manager's Update – May 23, 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. **REQUEST TO EXTEND SITE PLAN APPROVAL FOR SPR #06-012-16, US REAL PROPERTIES, 31211 OAK CREEK DRIVE, WIXOM, MI 48393.** The applicant's representative, Craig Zokas from Schonscheck, has requested an extension for the above site plan. US Real Properties lost a major tenant last year and has had to focus attention on filling existing space before undertaking construction of new buildings. The space has been filled and they now plan on moving forward with the project this year. Site plan approval was granted by the Planning Commission at the July 6, 2016 meeting and expires after one (1) year, per the Ordinance. The tax parcel numbers are #22-06-201-001 through #22-06-201-009.

Mr. Avantini noted that this is pretty self-explanatory and that the applicant has requested an extension for the reasons stated. None of the Ordinances which would trigger a re-review of the project have changed. It is a good site plan. He displayed a large-scale depiction of the site for the Commissioners.

Mike Schonscheck, Schonscheck, Inc., 50555 Pontiac Trail, Wixom. He is excited to move forward. He just submitted a soil erosion permit which may take a few weeks.

Commissioner Sharpe confirmed with Commissioner Day that the approval being requested is for another year. Chairman Day said that he is in favor of granting the extension.

MOTION and second by Commissioners Sharpe and Carter to grant SPR #06-012-16, US Real Properties' request to extend site plan approval for one year to July 6, 2018. The property is located at 31211 Oak Creek Drive, Wixom, Michigan 48393 and the tax parcel numbers are #22-06-201-001 through #22-06-201-009.

VOTE:

MOTION CARRIED

Call to the Public:

None.

Staff Comments:

He has been having a lot of pre-development meetings which are generally followed by applications. The Planning Commissioners should see more projects starting with the next meeting. There will be a regular flow of projects. He had a pre-construction meeting with Duluth Trading. He was going to send the Assembly Park Gateway Planned Unit Development (GPUD) rezoning to City Council. However, the Ordinance requires that the Development Agreement go with the rezoning and preliminary GPUD plan. There will be a second reading of that by City Council the night after the Planning Commissioners see it. So, anything that the Planning Commissioners approve would have to be conditioned upon that. Typically, the first City Council meeting is when questions are asked.

Commission Comments:

There were no comments made by the Commissioners.

ADJOURNMENT:

This meeting of the Planning Commission was motioned and adjourned at 7:38 p.m.

Nancy Fisher
Recording Secretary