

**CITY OF WIXOM  
49045 PONTIAC TRAIL  
PLANNING COMMISSION MEETING  
MONDAY, JUNE 5, 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, Anthony Lawrence, Joe Barts, Peter Sharpe and Sandro Grossi

**ABSENT:** Ray Cousineau (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.

**Correspondence:**

There was no correspondence to be reviewed.

**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. **SITE PLAN REVIEW, SPR #06-006-17 EBERSPAECHER NORTH AMERICA, INC., BUILDING C, 30220 OAK CREEK DRIVE, WIXOM, MI, 48393:** The applicant is seeking site plan approval for the construction of a 53-space parking lot, new truck well, and staging slab for scrap metal bins for Eberspaecher North America, Inc. at Building C, 30220 Oak Creek Drive, which is south of Pontiac Trail and west of Wixom Road, in the Oak Creek Corporate Center. The Eberspächer Group develops and supplies exhaust technology. There are currently 120 employees at the Wixom facility with a total of 220 employees anticipated by 2018. The proposed parking lot is located on the west of the 193,500-square foot building in the lawn area. The proposed truck well is adjacent to the compactor in the existing dock area on the west side of the building. The property is zoned M-1, Light Industrial District, where light industrial buildings are permitted uses in that District. The parcel number is 22-06-400-024.

Mr. Avantini referred to his May 18, 2017 review letter. The applicant needs more parking spaces for its employees. He agrees with what the applicant has proposed and is happy with its responses. However, he would like to know how frequently scrap metal containers will be emptied and whether there will be more outdoor storage. He would also like a note that any ground, building or roof top mechanical units will be screened. The parking lot aisle width should be 24 feet. He asked the applicant to provide information regarding the truck circulation and movements. He spoke to the applicant about ensuring good pedestrian circulation. The applicant meets the landscaping requirements and he will ask them to

provide irrigation. He recommends approval conditioned upon: 1) additional information being provided on the relocation of the scrap metal containers and whether additional outdoor storage is planned; 2) additional information being provided for truck circulation and turning movements as it relates to the scrap bin staging area, for Planning Commission review and approval. More detail on the operations in this area is also needed; 3) compliance with the minor landscape comments under Item No. 11 above; and 4) review and approval from other applicable consultants, departments and agencies. He noted that other City staff have reviewed this and do not have any objections.

Commissioner Carter noted that Mr. Avantini mentioned the parking requirements for light industrial manufacturing. What about the 135 proposed spaces versus the 235 required spaces? Mr. Avantini noted that it is usually a combination of the two; i.e., manufacturing and distribution. He tried to come up with a hybrid of the two. The applicant is maxing out what it has. Commissioner Carter confirmed with Mr. Avantini that everything to the south is wetlands.

Michelle Shumaker, LSG Engineers & Surveyors, 3135 Pine Tree Road, Suite B, Lansing. She spoke to the company and they will empty the bins twice a week. She is working with the scrap metal hauler to provide the requested truck circulation information.

Chairman Day confirmed with the applicant that they will be able to comply with the landscaping requirements. The applicant noted that the other small islands do not have irrigation and they would like to further discuss this. Mr. Avantini said that it is an Ordinance requirement for landscaped areas. However, because the applicant is modifying the existing site, it at the Planning Commission's discretion. The applicant pointed out the planned truck circulation on the large overhead diagram. She does not know the exact truck size. Chairman Day asked whether this could be handled administratively. Mr. Avantini noted that usually the radii can be adjusted. However, he would like to know how the emptying of the scrap containers will not create a conflict with the other site activities. Chairman Day asked whether the containers will be emptied during regular business hours.

Brian Nelson, Plant Manager, Eberspaecher North America, Inc., Building C, 30220 Oak Creek Drive, Wixom. The scrap containers will be emptied twice a week. He pointed out how this will occur on the large overhead diagram. The bins are hooked, which creates an empty space and the other one is put in the empty location. His company manufactures stainless steel exhaust systems. They exchange an empty bin for a full one. That is frequently done in the morning from 8-11 a.m. Chairman Day asked whether parking effects that operation. The applicant said that it currently it does not. In response to Chairman Day's question, the applicant said that there are two bins and they are emptied at the same time. Mr. Avantini noted that the only concern with loading and unloading is that the drive lane is the same one used to access the bank of parking spaces and that it would not be optimal to empty the bins during a shift change. Commissioner Carter asked whether the applicant is running a three shift operation. The applicant said that they will be as of November, 2017.

Chairman Day said that he would favor approving this with the stated conditions. Since this is a revision to the existing development and since the other parking islands are not irrigated, he does not see a need to require that.

**MOTION** and second by Commissioners Grossi and Carter to approve SPR #06-006-17 Eberspaecher North America, Inc.'s request for site plan approval for the construction of a 53-space parking lot, new truck well, and staging slab for scrap metal bins for Eberspaecher North America, Inc. This approval is conditioned upon: 1) the relocation of the scrap metal containers, to be reviewed administratively; 2) additional information being provided for truck circulation and turning movements as it relates to the scrap bin staging area, to be handled administratively; 3) the need for the applicant to provide irrigation, as outlined in No. 11 of Mr. Avantini's May 18, 2017 review letter is waived; and 4) review and approval

from other applicable City applicable consultants, departments and agencies. The property is located at Building C, 30220 Oak Creek Drive, Wixom, Michigan 48393, is zoned M-1, Light Industrial District and the parcel number is 22-06-400-024.

**VOTE:**

**MOTION CARRIED**

**Call to the Public:**

None.

**Staff Comments:**

Mr. Avantini noted that the next Planning Commission meeting will be busy. It will feature Community Federal Credit Union, an Assembly Park office building and Kentucky Trailer. Chairman Day confirmed that that meeting is still scheduled for July 3, 2017. Mr. Avantini noted that the rezoning for the Assembly Park Gateway Planned Unit Development (GPUD) is going before City Council for an introductory amendment. The Planning Commission's recommendation to City Council will be based on the second meeting to be held on June 26, 2017.

**Commission Comments:**

Commissioner Lawrence noted that Milana Estates, the housing development on Maple Road near the horse farm between the power lines and the Robertson Brothers' development, has ground to a halt. Mr. Avantini noted that they do not have all of the required approvals; they just wanted to get the land cleared.

Commissioner Barts noted that he will be unable to attend the joint City-wide meeting scheduled for June 19, 2017.

**ADJOURNMENT:**

This meeting of the Planning Commission was motioned and adjourned at 7:48 p.m.

Nancy Fisher  
Recording Secretary