

**CITY OF WIXOM
49045 PONTIAC TRAIL
PLANNING COMMISSION MEETING
MONDAY, JUNE 26, 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 Ray Cousineau

ABSENT: Sandro Grossi (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. **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. The parcel number is 22-05-476-041.

Mr. Avantini referred to his June 20, 2017 review letter. This is a revised special land use request. The applicant is hoping to obtain site plan approval tonight. The trailer height does exceed the Ordinance height requirement. However, the Planning Commission has approved other similar uses, especially with the use of screening. It is bordered by woods and the ITC site. There is a neighborhood to the east across the street. The trailers would not be easily seen. He thinks that storage of the trailers as proposed is okay. He recommends approval conditioned upon: 1) Site plan approval; 2) Planning Commission acceptance of the height of the trailers; 3) Planning Commission determination that a screen wall and landscaping is not needed; 4) review and approval of the circulation by the City of Wixom Fire Department; 5) review and approval by the City engineering consultant.

Commissioner Lawrence noted that the applicant is seeking storage for 40 truck spaces. However, Mr. Avantini's June 20, 2017 letter references 120 parking spaces. Commissioner Cousineau noted that this is a public hearing. He asked Mr. Avantini whether the Commissioners are required to take action or whether they can defer action until they reach tonight's second agenda item. Commissioner Cousineau noted that he has some questions for the applicant and would prefer to have those questions addressed first. Chairman Day agreed. Commissioner Sharpe asked Mr. Avantini where on Frank Road this is located. Is it west of Engelson at the end of Frank Road? Mr. Avantini said that it is opposite Motor City Car Wash.

Commissioner Cousineau asked Mr. Avantini whether all of the adjacent property owners have been notified and whether they have provided any feedback. Mr. Avantini said no.

Commissioner Carter said that this appears to involve 44 spaces total. However, he sees only 40. Mr. Avantini said that it is 44 and that 40 are being land banked. There will be no public hearing regarding that. Chairman Day said that he would like to defer action on this and have Mr. Avantini discuss the site parameters.

MOTION and second by Commissioners Lawrence and Sharpe to approve Special Land Use #17-002, Kentucky Trailer's request for special land use approval for outdoor trailer storage associated with a 132,769 square foot industrial building for Kentucky Trailer. This approval is conditioned upon: 1) Site plan approval; 2) Planning Commission acceptance of the height of the trailers; 3) Planning Commission determination that a screen wall and landscaping is not needed; 4) review and approval of the circulation by the City of Wixom Fire Department; 5) review and approval by the City engineering consultant. The property is located at 48282 Frank Street, Wixom, Michigan 48393, is zoned M-1, Light Industrial District and the parcel number is 22-05-476-041.

VOTE:

MOTION CARRIED

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. The parcel number is 22-05-476-041.

Mr. Avantini referred to his June 20, 2017 revised site plan review letter. The applicant has the required setbacks and parking spaces. They have asked to land bank some of the parking which is a good idea. There is an emergency exit door that does not have a connecting sidewalk to the drive. The Building Official and Fire Chief have not said whether there is an issue with this. However, he would like the applicant's input on this issue. There appear to be conflicts with the loading and unloading in the truck well area. He would like to see the construction drawings reflect that any roof top or ground mechanical units will be screened. He has a detail sheet on the retaining wall so he is satisfied. The applicant will have to get an easement with the abutting property owner for that. He will need to see manufacturer spec sheets for the lighting. He needs the applicant to address whether they can provide higher quality

building materials on the office portion of the building. They are proposing architectural flush metal panels; however, he requires more details. He recommends approval conditioned upon: 1) special land use approval of the trailer storage; 2) site plan review and approval of the land-banked parking, and associated landscaping, will be required if it is determined by either the applicant or the City that the parking is needed; 3) more detail is needed on the location of the trash compactor in the truck well; 4) all rooftop, ground and building-mounted mechanical units must be screened where required; 5) submission of manufacturer's specification sheets for all light fixtures, to be reviewed and approved administratively; 6) information must be provided regarding the look of the Architectural Flush Metal Panels, for Planning Commission approval; and 7) review and approval by all other applicable City consultants, departments and agencies.

Commissioner Carter confirmed with Mr. Avantini that the extra tree would replace the six shrubs that the applicant is short. Eight more shrubs would make up for the missing tree; there is no formula for that. Mr. Avantini said that is written into the landscaping Ordinance and that it is a 6:1 ratio; i.e., six shrubs for every tree. Commissioner Carter asked how eight shrubs then equal one tree. Mr. Avantini said that he will look into it and adjust it if necessary. It usually comes down to the amount of room the applicant has and what they are trying to do with the landscaping. Chairman Day pointed out to Mr. Avantini that there are different formulas in his review letter. Mr. Avantini said that he will look into it. It may have to do with the shrubs being spaced 2.5 feet on center.

Commissioner Cousineau noted that he visited the site and noticed that the existing buildings are similar types of use. Architecturally, the front part of the office areas are nicely done with brick. However, the rear portion are siding and split face block. Is there an Ordinance requirement that this site plan conform to that? Mr. Avantini said that the City's Ordinance is less prescriptive and it calls for high quality materials in order to give the Planning Commission discretion. Other communities will usually require alternate materials on the rear portion of the building. That is why the office building should be the focus of the higher quality materials. Commissioner Cousineau said that he is satisfied particularly since it is fairly remotely located. He was only concerned about being consistent with what has been approved previously.

Chairman Day noted that the first paragraph of Mr. Avantini's review letter says that access should be off Beck Road. He assumes it should be off Frank Street. Mr. Avantini said that is correct.

Sam Ashley, Cunningham Limp Company, 28970 Cabot Drive, Suite 100, Novi. He is the design/builder engineer for this project. Chairman Day asked the applicant what it produces. The applicant said that they manufacture and modify trailers. They have four product lines that come into this facility. They design and construct semi-trailers and custom trailers, mobile MRI units, mobile marketing trailers and specific trailers for governments and institutions. Chairman Day asked at what stage the trailers will be stored. The applicant said that they are pre-finished units which come from Louisville and will be staged for production and will go into one of three areas. Production takes place within the building. When the units are done, they are hooked up to a semi and delivered. Chairman Day asked whether there is a sales office onsite. The applicant said that they do have sales staff but these units are custom ordered and they are not built on spec for sale. This site will consolidate their New Hudson and Walled Lake facilities. The trailers are fairly expensive.

Commissioner Cousineau requested to see the artistic renderings as well as the material board. The applicant showed the Commissioners the rendering of the main entrance as well as the north elevation. There is a circulation loop. There are large 38-72 foot overhead doors. It is a lean manufacturing facility. As such, instead of static buildings within a bay, they will go through a flow line. They will use split face

Concrete masonry unit (CMU). The main entrance has an architectural feature with a blue metal panel. There are two sidings (two different styles) above the window panel, one of which has more intense ribbing. One is a flush metal panel.

Chairman Day asked whether all 155 employees work in one shift. The applicant said yes and that they are currently running four day 10-hour shifts. Commissioner Carter noted that the bays toward the back are 74 feet. He inquired whether trucks can navigate the turn. The applicant said yes. Commissioner Carter asked why it is wider on the northeast corner. The applicant said that was done to integrate the cost with the lean design principles. They want to keep the cluster of trailers furthest away to the west which puts it adjacent to the ITC power plant. Commissioner Carter asked why the trucks would not be right up against the curb. He also asked why the green space juts out and whether it can be squared off. The applicant said it can be squared off but they are trying to preserve the green space. He looked at the greenbelt ratios.

Chairman Day noted that Mr. Avantini mentioned an exit door with no connection on the east side. The applicant said that if the Fire Department or public safety officials want it connected, they can do that. The entire highway perimeter section of the building is paved. It is not required for egress. Mr. Avantini said that the Fire Department and Building Official did not have an issue with it. Chairman Day said that he is only concerned with a heavy snowfall and would like some assurance that it will be kept clear.

Chairman Day noted that Mr. Avantini mentioned the location of the trash compactor in the truck well. The applicant said that there will be a stationary computer in the recessed part of the truck well. He proposed that it be expanded 7-8 feet to the west. Chairman Day confirmed with the applicant that they will not be using it as a truck well at this point. The applicant said that the loads received will not be on a pallet or a skid and are only for next generation/resale use. The applicant said that it will provide spec sheets for lighting and will screen any and all mechanical units.

Commissioner Cousineau noted that the applicant will need a grading easement from the adjacent property owner to the east. The applicant said they have not personally had this discussion as of yet. However, if that does not work, he will have to pull the wall back. The retaining wall would be 5 feet high. There is no rail on the top of it. It was noted that there may be a Code requirement for a rail on the top of the wall.

Commissioner Sharpe said that he is impressed with the level of the detail for the tree plan. He asked what the rules are for preserving larger trees. Mr. Avantini said there is a formula in the Ordinance based on inches of specific tree species. Replacement is based on the trees' sizes. They are also rated for condition.

Commissioner Cousineau confirmed with Mr. Avantini that there is a tree replacement requirement and that if there is not adequate room, the applicant can contribute to the Tree Replacement Fund. He asked Mr. Avantini for his recommendations for this site. Mr. Avantini said there are 192 required replacements which can be offset by landscaping. Commissioner Cousineau asked about the net effect of his recommendation and how many trees are onsite. Mr. Avantini said there are 2,195 trees and he looks at net replacement.

Commissioner Lawrence noted that the applicant needs the Planning Commission's input on the height of the trailers and the screening. He accepts the height of the trailer and thinks that a screen wall and landscaping are not required based on the isolated nature of the site. Chairman Day concurs. Commissioner Cousineau agrees.

MOTION and second by Commissioners Carter and Lawrence to approve SPR #05-008-17, Kentucky Trailer's request for site plan approval for the construction of a 132,769 square foot industrial building for Kentucky Trailer. This approval is conditioned upon: 1) special land use approval of the trailer storage; 2) site plan review and approval of the land-banked parking, and associated landscaping, will be required if it is determined by either the applicant or the City that the parking is needed; 3) more detail is needed on the location of the trash compactor in the truck well; 4) all rooftop, ground and building-mounted mechanical units must be screened where required; 5) submission of manufacturer's specification sheets for all light fixtures, to be reviewed and approved administratively; 6) information must be provided regarding the look of the Architectural Flush Metal Panels, for Planning Commission approval; and 7) review and approval by all other applicable City consultants, departments and agencies. The property is located at 48282 Frank Street, Wixom, Michigan 48393, is zoned M-1, Light Industrial District and the parcel number is 22-05-476-041.

VOTE:**MOTION CARRIED**

- 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. The parcel numbers are 22-07-200-013 and 22-07-426-011.

Mr. Avantini referred to his June 20, 2017 review letter. This is a revised site plan review for Assembly Park office buildings and represents a multi-phase project. The first two buildings will be on the farthest most western end of the property. They are two 3-story buildings with associated parking. They will need to ensure good cross access since there is no overall Master Plan for the former Ford Motor site. Overall he is happy but he would like to highlight a few things. There is a 10-foot parking setback which does not meet the setback requirements. However, since this is a planned unit development (PUD), the Planning Commissioners can waive this. It backs up to a landfill. There are two connections that go to the next building. Because they are not being built now, he is asking for a cross access easement along that property line so that those connections will ultimately be made. Minor concerns include: snow storage, identification of intended delivery options, dumpster door positioning. The Dumpster door enclosure materials will need to match the building materials and he will need to know the location of one of the dumpsters. He needs information on roof and ground mounted mechanical units. The applicant is showing cobblestone in some of the parking lot islands which is not permitted. It must be grass or mulch.

Mr. Avantini recommends approval conditioned upon: 1) submission of a revised site plan that satisfactorily addresses his June 20, 2017 review letter; 2) submission of a floating cross-access easement along the east property line for the parking lot connections; 3) that decorative masonry matching the primary building material (brick) be used on the dumpster enclosure along with wooden gate doors and a dumpster lid cover; 4) that the proposed cobblestone in parking lot islands be replaced with grass, living ground cover or mulch; 5) the dumpster enclosure being re-oriented per Item No. 9 in Mr. Avantini's

June 20, 2017 review letter; 6) proper screening of any mechanical units; 7) review and approval from other applicable City consultants, departments and agencies; and 8) approval of the rezoning since it has to go through a second reading by City Council.

Commissioner Cousineau confirmed with Mr. Avantini that the floating easement is a cross easement to the property to the north. Mr. Avantini said that there is some flexibility as to where it needs to go. Commissioner Cousineau confirmed that the applicant owns that property. Mr. Avantini said if the applicant sells that site, the new owner would have to be bound by that. Commissioner Cousineau asked about exterior colors and elevations.

Craig Zokas, Schonsheck, 50555 Pontiac Trail, Wixom. He represents Assembly Park. This is a pretty high end office building with brick and smooth metal panels up above. He provided the Commissioners with a copy of the elevations. The buildings will feature bronze glass with a bronze anodized aluminum frame. Commissioner Carter asked what the notation "line of future construction" on the plans means. The applicant said it is because these buildings are spec and they do not know who their tenants will be at this point. Commissioner Carter asked whether they are intending to put gravel around the perimeter of the building. The applicant pointed out the landscaping plan for the first building. When the second building is constructed, he anticipates that there will be a park-like environment between the two buildings for employees to have a nice rest area. Commissioner Carter asked whether the dumpster can be moved closer to the building. The applicant said that he did not want it to be right as you pull up to the building. Commissioner Carter noted that I-96 runs right back there. The applicant said that there is quite a grade difference and that when you travel I-96, you cannot see it. Mr. Wilson's property is to the west which will never be developed since it is all wetlands.

Chairman Day expressed his curiosity about the cobblestone parking area. The applicant said that it was likely proposed for maintenance reasons. He noted that they have the top floor of the first building almost leased already.

MOTION and second by Commissioners Sharpe and Carter to approve SPR #07-007-17, Assembly Park LLC, Phase I's request for site plan approval for the construction of two 36,000-sq. ft. speculative office buildings. This approval is conditioned upon: 1) submission of a revised site plan that satisfactorily addresses Mr. Avantini's June 20, 2017 review letter; 2) submission of a floating cross-access easement along the east property line for the parking lot connections; 3) that decorative masonry matching the primary building material (brick) be used on the dumpster enclosure along with wooden gate doors and a dumpster lid cover; 4) that the proposed cobblestone in parking lot islands be replaced with grass, living ground cover or mulch; 5) the dumpster enclosure being re-oriented per Item No. 9 in Mr. Avantini's June 20, 2017 review letter; 6) proper screening of any mechanical units; 7) review and approval from other applicable City consultants, departments and agencies; and 8) approval of the rezoning since it has to go through a second reading by City Council. The property is located at 28987 and 28643 South Wixom Road, Wixom, Michigan 48393, is zoned GPUD, Gateway Planned Unit Development with underlying IRO, Industrial Research Office and the parcel numbers are 22-07-200-013 and 22-07-426-011.

VOTE:

MOTION CARRIED

Call to the Public:

There were no comments made by the public.

Staff Comments:

Mr. Avantini distributed copies of the dumpster enclosure for Tribute to the Commissioners. He noted that they were not built large enough to hold everything. There is a large concrete separator and they cannot fit into the dumpsters which has led to an overflow of garbage. This necessitated relocation of the mailboxes. They want to take out the concrete separator, install larger gates and use metal doors with slats. However, the Ordinance calls for wood doors. The metal doors are bigger and heavier and they are concerned they will not hold up. Since this is in the Village Center Area (VCA) District, this requires the approval of the Planning Commission. Commissioner Carter asked whether it is possible to do a wood façade on the gates. Mr. Avantini said that he has not seen anything like that and has only seen vinyl meshing. He does not know how that would hold up for this particular application. They can also do metal. Chairman Day noted that metal would be susceptible to damage and he would favor the chain link. The Commissioners are okay with the proposal. Commissioner Sharpe confirmed that it is past the tent on the corner. He inquired whether there has been any feedback from area residents. Mr. Avantini said that they would love to have something done. Commissioner Sharpe is not in favor of it and cannot tell what he is looking at. He believes a chain link fence will not prohibit any odors. Mr. Avantini said that he would prefer another option but does not see an alternative.

Mr. Avantini has a request for the property south of the Marathon mini-mart. The Planning Commission previously approved a site plan for storage of trailers on the back portion of that property. However, the applicant wants to rezone the front part of it to M-1. Chairman Day said that it should be Commercial. Mr. Avantini said that all the frontage would be zoned Commercial. Since the Planning Commission is okay with it, he will initiate it and arrange for a public hearing.

Commission Comments:

Commissioner Cousineau thinks that all applicants making a site plan request should bring in a rendering board and a material board. Mr. Avantini noted that he always asks for this but can make it a requirement. Chairman Day agreed.

Commissioner Sharpe inquired whether some of the Planning Commissioners are being reappointed tomorrow night. Commissioner Lawrence noted that he has never been reappointed.

ADJOURNMENT:

This meeting of the Planning Commission was motioned and adjourned at 8:54 p.m.

Nancy Fisher
Recording Secretary