

**CITY OF WIXOM
49045 PONTIAC TRAIL
PLANNING COMMISSION MEETING
MONDAY, JULY 24, 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), Joe Barts, Peter Sharpe and Sandro Grossi
ABSENT: Phillip Carter (Excused), Anthony Lawrence (Excused) and 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.

Approval of Planning Commission Meeting Minutes:

There were no Minutes to be approved.

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 USE #17-003: BIG CITY DANCE CENTER, LLC, 29200 WALL STREET, WIXOM, MI 48393:** The applicant is seeking special land use approval to operate a commercial recreation facility in an existing building. The Municipal Code, Section **18.09.020, Table 9.02**, requires approval from the Planning Commission for this request. The property is located at 29200 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.

Mr. Avantini referred to his review letter which references general and specific standards that relate to the site plan which will be on the Planning Commission's agenda in two weeks. He suggested that the Planning Commissioners table the applicant's request until that time. The applicant is here tonight to provide additional details. They will be renovating the building.

Lisa Fruchey, 29290 Wall Street, Wixom. She is the owner. She has been operating this business in the City for 17 years and is looking to expand and offer more classes to Wixom and surrounding communities. They offer classes in ballet, tap and jazz for children ages 2-18. They have just for fun

programs and they have also offered kids scholarships. Their business hours are Monday to Friday from 4 to 9 p.m. and Saturday mornings. With the expansion, she will have seven classroom size studios.

Chairman Day confirmed with the applicant that this expansion will not change its core business but only the number of people it can serve. The applicant said they have been searching for a building for a couple years and that it is currently limited to four studio rooms. However, this expansion will allow her to expand to seven studios.

MOTION and second by Commissioners Barts and Sharpe to table Special Use #17-003, Big City Dance Center, LLC's request for special land use approval to operate a commercial recreation facility in an existing building for the reasons stated in the City Planner's July 24, 2017 review letter until the Planning Commission's August 7, 2017 meeting. The property is located at 29200 Wall Street, is zoned M-1, Light Industrial District, where and the parcel number is 22-08-127-003. Motion **AMENDED** by Commissioners Barts and Sharpe to reflect that the public hearing regarding this matter has already been held and that the Planning Commission is only tabling action on the applicant's request for special land use approval until August 7, 2017 at its next regularly scheduled meeting.

VOTE:

MOTION CARRIED

Call to the Public:

There were no comments made by the public.

Staff Comments:

Mr. Avantini has received a revised site plan for the Stonegate development at Wixom and Charms Roads. The Department of Environmental Quality (DEQ) reviewed the applicant's wetland submission and declined to allow them to do some of the filling. The applicant has now reduced its plan from 70 units to 60 units which Mr. Avantini will administratively review. He will email information regarding the new plan to the Commissioners for their input. The applicant removed some units next to the wetlands and kept a small wetland at the north area of the site as common open space. There are now fewer units and more open space. Chairman Day inquired about the status of the potential commercial development on the corner there. Is it still in litigation? Mr. Avantini said that is part of the Consent Judgment which restricts what kind of development can take place there. He will make sure the site plan goes to the Planning Commissioners. Chairman Day said that he would be interested in seeing a copy of the Consent Judgment to discern the use limitations. Mr. Avantini noted that there were several restrictions imposed.

Commission Comments:

There were no comments made by the Commissioners.

ADJOURNMENT:

This meeting of the Planning Commission was motioned and adjourned at 7:40 p.m.

Nancy Fisher
Recording Secretary