

AGENDA
Planning Commission Meeting
Wixom Council Chambers, 49045 Pontiac Trail
Monday –October 23, 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 – October 2, 2017

CORRESPONDENCE:

City Manager's Update – October 10, 2017

CALL TO THE PUBLIC:

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

OLD BUSINESS:

NO OLD BUSINESS

NEW BUSINESS:

- 1. PUBLIC HEARING FOR SPECIAL USE #17-005: D & V WIXOM ENTERPRISE, LLC, 48473 WEST ROAD, WIXOM, MI, 48393:** The applicant is seeking special land use approval for the outdoor storage of bulk materials including topsoil, sand, stone, cable reels, and telephone poles. 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, where outdoor storage is allowed as a special land use in that district. The parcel number is 96-22-08-100-064.
- 2. SITE PLAN #08-012-17: D & V WIXOM ENTERPRISE, LLC, 48473 WEST ROAD, WIXOM, MI, 48393:** The applicant is seeking site plan approval for the erection of an 11,850- square foot contractor's establishment for DVM Utilities Inc. The property is located on the south side of West Road between Beck and Wixom Roads. Proposed site improvements include: 11,850-sq. ft. building including shop and office areas; 23 parking spaces, including one (1) barrier-free; 40,220- sq. ft. outdoor storage area for bulk materials including topsoil, sand, stone, cable reels, telephone poles; fencing and a dumpster with enclosure; storm water detention; and various landscape improvements. Access to the site will be from a new driveway on West Road. The property is zoned M-1, Light Industrial District, where contractor's establishments with outdoor storage are special land uses in that district.

3. CONCEPTUAL PLAN FOR MIKE THOMAS, 3515 W. MAPLE RD: Consideration of conceptual layout for a single-family residential, attached single-family residential, and upscale apartment development at the former Walled Lake School District property on the south side of Maple Road, east of Wixom Road, and to the immediate south, at the western end of Theodore Street. The proposed development is for 50 single-family residential units, utilizing alley-loaded garages, 63 townhouses, and 196 apartments. This project abuts Maplewood Lane to the east and Norton Creek to the south. The subject site is zoned R-3, One-Family Residential where single-family residential is a permitted use in that district. The purpose of this Conceptual review is to give the applicant an opportunity to discuss the characteristics of the site and obtain informal feedback and direction from the Planning Commission.

4. APPROVAL OF 2018 MEETING DATES

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.)

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| Tue | 10/24/17 | 7:00 pm | City Council |
| Wed | 11/08/17 | 7:30 pm | Planning Commission Meeting |
| Mon | 11/13/17 | 7:30 pm | ZBA Meeting |
| Tue | 11/14/17 | 7:00 pm | City Council |
| Thur | 11/23/17 | All Day | City Offices Closed- Thanksgiving |
| Mon | 11/27/17 | 7:30 pm | Planning Commission Meeting |
| Tue | 11/28/17 | 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.