

**CITY OF WIXOM
49045 PONTIAC TRAIL
PLANNING COMMISSION MEETING
MONDAY, OCTOBER 2, 2017**

Approved
10/23/17

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, Sandro Grossi, Phillip Carter and Anthony Lawrence

ABSENT: Ray Cousineau (Excused)

OTHERS: Carmine Avantini (CIB Planning) [City Planner] 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:

MOTION and seconded by Commissioners Carter and Lawrence to approve the August 28, 2017 Planning Commission Meeting Minutes.

VOTE:

MOTION CARRIED

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. **VCA WAIVER REVIEW SPR# 05-015-17, TOTAL SPORTS, 30990 S. WIXOM ROAD, WIXOM, MI, 48393.** The applicant is requesting dimensional waivers to allow the following changes to the lighting for the existing ballfields at the rear of the property: (1) the placement of ten, 70-foot tall light poles where the maximum height under the Ordinance is 20 feet (within 300 feet of a residential district); and (2) a maximum light intensity of 60 footcandles when the Ordinance permits a maximum of 10 footcandles. The Planning Commission may grant dimensional waivers in the VCA, Village Center Area District, when meeting the intent of that district. The property is zoned VCA, Village Center Area where commercial recreation facilities are not permitted uses but the subject business is legal nonconforming. The parcel number is 22-05-106-024.

Mr. Avantini referred to his October 4, 2017 staff report. There is nothing in the Ordinance which regulates lighting for ballfields. This matter is before the Planning Commission because it is located within the Village Center Area (VCA). He looked at the potential impact to abutting uses. The only one

it could effect is the apartment complex to the northeast of the applicant. There are a limited number of locations in the building where they could see it. There is some screening. Total Sports' complex sits at a lower elevation. The fixtures will be fully shielded and directed downward so it should not impact the apartment complex. Lights will be shut off between 10 and 11 p.m. He recommends having lights extinguished by 10 p.m. on week nights and 11 p.m. on weekends. There is a representative here from the management company tonight to address any questions or concerns that the Commissioners may have.

Chairman Day asked Mr. Avantini whether the owner/manager of the apartment complex has been notified of the applicant's request. Mr. Avantini said that they have and they had no adverse response. He wants to help the applicant out since it is replacing the turf and they need to install the lighting soon.

Tony Moscone, Total Sports, 30990 Wixom Road, Wixom. There will be two baseball fields. For practices, there will be more kids on the field at one time but they will be using the same footprint that they have used for the last 15 years. He does not object to the times proposed for extinguishing the lighting each night. However, he did mention that it might be a bit later on the weekend nights due to charity events. Tournaments typically run Friday and Saturday with championships on Sunday.

Commissioner Sharpe asked about the 70-foot referenced in the specification sheets. Mr. Avantini said that there is a 20-foot elevation difference and the railroad tracks are there. There are also rail yard lines. The lights will not be much higher than the view coming across. The fact that they will be shielded downward means you will not see the bulb or the lights from the neighboring property. The lighting will also be back shielded as well. The shield wraps almost the entire bulb. Commissioner Sharpe asked how many bulbs are on each light pole. The applicant said there are 10 poles. Mr. Avantini said that it would be three maximum bulbs per pole. The applicant noted that Musco Lighting is a national company who has done the lighting for Notre Dame and the Breslin Center.

Commissioner Lawrence sought to confirm with the applicant that the proposed lighting will be significantly different than those on the high school football field which are left lit for long periods and which have a glaring quality to them. The applicant said this lighting will be different. These will be halide lights. He wanted to do LED's on the outside; however, the payoff was not there.

Chairman Day said that as long as there is no adverse effect on the apartment complex, he is in favor of this request since the applicant has been a good economic indicator for the City. Commissioner Lawrence supports the applicant's request but wants to see the lights shut off at 11 p.m.

Commissioner Sharpe supports the applicant's request. However, he noted that the Planning Commission is usually presented with more details about the project. As it is, he does not know what the lights will look like when they are installed. Is there any way to get pictures or see examples before 100 bulbs are installed? When buildings are erected and the Planning Commission is reviewing site plans, the builder provides material samples that they bring to the meetings for the Commissioners to review. Commissioner Carter said that if you look at the diagrams provided, the lumens drop way off in the outfield. Also, there is space between the railroad and the additional landscaping. There are buildings with smaller windows facing this area. Only one does not have a lot of tress blocking the view. There are four units that have a small view. He believes the light intensity will drop off.

Chairman Day said that he assumes that the light poles will have an industrial and not a decorative look. If the apartment complex had concerns, he would be more concerned. Commissioner Lawrence appreciates Commissioner Sharpe's concerns and thinks those are well founded. He has attended many games and the lighting is very recessed. Also, since these lights are styled differently, he does not think it will be a problem.

MOTION and second by Commissioners Lawrence and Grossi to approve SPR #05-015-17, Total Sports’ request for dimensional waivers to allow the following changes to the lighting for the existing ballfields at the rear of the property: (1) the placement of ten, 70-foot tall light poles where the maximum height under the Ordinance is 20 feet (within 300 feet of a residential district); and (2) a maximum light intensity of 60 footcandles when the Ordinance permits a maximum of 10 footcandles. **MOTION AMENDED** by Commissioners Lawrence and Grossi that the lights will be extinguished by 10 p.m. on Sunday through Thursday nights and by 11 p.m. on Friday and Saturday evenings. The property is located at 30990 S. Wixom Road, Wixom, Michigan 48393, is zoned Village Center Area (VCA) and the parcel number is 22-05-106-024.

ROLL CALL VOTE:

Yays: Day, Barts, Grossi, Carter and Lawrence
Nays: Sharpe
Absent: Cousineau

MOTION CARRIED

Call to the Public:

There were no comments made by the public.

Staff Comments:

Mr. Avantini said that he met with Mr. Thomas regarding the former school property on Maple Road. Mr. Thomas has been working diligently on the plans. Today he rolled out the rezoning plan along with the proposed elevations. It will be on the second Planning Commission meeting agenda for this month for the Commissioners’ conceptual review. If approved, it will be on the agenda for rezoning in November.

Mr. Avantini noted that there are also two rezoning requests for the Helmer property next to Eddy’s which the applicant would like to expedite. He will review this again for the benefit of City Council.

Mr. Avantini noted that there continues to be a lot of activity and there will be even more new requests in the next few months. He will also be meeting with the people from LSL regarding the Master Plan which will go through the review process.

Mr. Avantini noted that Ms. Gallo will be moving from the Building Department to the Department for Public Works (DPW). He noted that the Building Department is a very difficult position that sometimes involves his communicating with the Building Department Secretary on off days (Friday) and even on weekends. He will need to retrain Ms. Gallo’s replacement when one is hired.

Commission Comments:

There were no comments made by the Commissioners.

ADJOURNMENT:

This meeting of the Planning Commission was motioned and adjourned at 7:54 p.m.

Nancy Fisher
Recording Secretary