

**CITY OF WIXOM
49045 PONTIAC TRAIL
JOINT CITY COUNCIL, DOWNTOWN DEVELOPMENT AUTHORITY,
PLANNING COMMISSION & ZONING BOARD OF APPEALS MEETING
MONDAY, OCTOBER 16, 2017**

The meeting was called to order by Deputy Mayor Ziegler at 7:00 p.m. at which time allegiance was pledged to the American flag.

PRESENT:

City Council: Richard Ziegler (Deputy Mayor), Patrick Beagle, Keenan Gottschall, Thomas Rzeznik and Robert Smiley

DDA: Melanie Cheney, Jeff Keel, Anthony Moscone, and Caleb Sheng

Planning Comm.: Joe Barts, Sandro Grossi, and Anthony Lawrence

ZBA: Joe Barts, Peter Behrmann, Raymond Konchel, Michael Schira, and Steve Winters

City Staff: Steve Brown (City Manager), Carmine Avantini (City Planner), Debra Barker (Economic and Community Development Director), Jodi Gallo (Planning & Zoning Secretary), Brad Geistler (Fire Marshall), Tim Sikma (DPW Director), Ronald Moore (Chief of Police and Director of Public Safety) and Catherine Buck (City Clerk)

Absent: Kevin Hinkley [Mayor] (Excused), Nick Kennedy [City Council], Tom Berry [DDA], David Gavron [DDA], Dino Grossi [DDA] (Excused), Wes Umlor [DDA] (Excused), William Day [Planning Commission] (Excused), Phillip Carter [Planning Commission], Raymond Cousineau [Planning Commission] (Excused), Peter Sharpe [Planning Commission] (Excused), Jeffrey Caplan [ZBA] (Excused), David Berry [ZBA] (Excused), Thomas Marcucci [ZBA] (Excused)

Determination of Quorum:

A quorum was present for this meeting.

Changes or Additions to the Agenda: (None)

June 19, 2017 Joint City Council, DDA, Planning Commission and Zoning Board of Appeals Meeting Minutes:

MOTION: Moved and seconded by Councilmembers Beagle and Rzeznik to approve the Joint City Council, DDA, Planning Commission and ZBA meeting minutes of June 19, 2017.

Vote:

Motion Carried

Correspondence:

There was no correspondence to review.

Call to the Public:

Oakland County Commissioner Phil Weipert stated that their budget was passed on September 28th. In that budget, they did renew the local pilot program where cities can get a little bit of Tri-Party money. He thought that would mean another \$10,000 for the City of Wixom.

Old Business:

There was no old business.

New Business:

1. Conditional Rezoning Presentation

Mr. Avantini, Planning Consultant, said that the State is starting to see more conditional rezoning requests because of a State law that was passed a few years ago. There were times that we wanted to approve a rezoning but it didn't make sense because of the uses that were allowed in that particular district. Conditional rezoning requests provide flexibility to both property owners/developers and the City. Conditions are attached to the rezoning request including items such as use, site layout, type of building, and landscaping.

Under the Michigan Zoning Enabling Act (MSEA) conditional rezoning requirements include: 1) A conditional rezoning request must be voluntarily offered by the applicant. 2) The City can establish a time period for satisfaction of conditions. 3) The City cannot add to or amend conditions. 4) The applicant may apply for, and the City can approve, a time extension for completion of conditions. 5) The City cannot require the applicant to offer conditions as a requirement for a rezoning.

Challenges with conditional rezoning requests include: 1) All conditions must be offered by the applicant. 2) Conditions cannot be requested or required by the Planning Commission or City Council. 3) Applicant has to "guess" about what the required conditions might be. 4) A significant investment must be made by applicant to provide detailed conditions without knowing if they are acceptable. 5) A potentially acceptable request might be denied due to the lack of information provided.

Mr. Avantini stated that we would recommend that the applicant meet with neighbors and abutting property owners before submitting a conditional rezoning request. The applicant should also work with City staff and consultants to identify

issues and possible solutions prior to submission of the request. It is important to make sure that the applicant provides sufficient information for the City to make a determination.

He ended his presentation by saying that we may never see a request for conditional rezoning or we may see a couple. This simply applies to sites where a traditional zoning request would not work.

Councilmember Rzeznik asked if there were any recent examples in the last two or three years. Mr. Avantini replied no. No one has even talked about it until recently, but there are discussions statewide and some communities are starting to see requests. These requests are very specific to a particular use and layout.

2. Update on City's Development & Projects

Mr. Avantini said we have several projects that are either going through the site plan review process or have been approved since the last joint meeting. D & V Utilities will be coming for site plan approval and special land use approval next Monday. They will have outdoor storage. Motor City Wash Works wants to put a car wash facility on Alpha Drive. My Place Extended Stay will be submitting for site plan approval soon. A mixed used residential development on Maple Road near Theodore is also coming soon. There is a Montessori-type school proposed on Grand River Avenue and the Assembly Park office buildings will be located on the far west edge of the property. Lastly, there are new surfaces on the ballfield behind Total Sports and the fields will be lit, which is a nice addition to the property.

3. Oakland County One Stop Ready Information

Ms. Barker stated that the One Stop Ready final meeting is scheduled for Wednesday at Oakland County.

She has talked with several realtors who handle strictly residential. A land-grab is happening now with residential properties in Wixom and South Lyon. As part of the conditional zoning, she is hearing people want to have retail and office space while living upstairs. That is accepted in the VCA and they are pointing out other locations. This may be a future discussion for these Boards and Commissions. There have been some discussions with Menards because they were only given six land divisions per their agreement with Ford. She thought we would start seeing more development happening early next year in that area. Also, Spring Hill Suites has already been approved and we should see activity there soon. Another exciting

company that is coming into Wixom is a unique Austrian company, which will be a passive safety center on Downing Street. They needed a 500 foot test track. Their grand opening is scheduled for next month.

4. Approval of 2018 Meeting Dates

After seeing the cancellations for tonight's meeting, Deputy Mayor Ziegler wondered if we were having too many of these meetings. He asked if anyone had any thoughts, but there were no comments.

MOTION: Moved and seconded by Councilmembers Beagle and Rzeznik to approve the 2018 Meeting Dates.

Vote:

Motion Carried

5. Next Joint Meeting – Monday, January 29, 2018 @ 7:00 p.m.

The next Joint meeting will be held on Monday, January 29, 2018 at 7:00 p.m.

Call to the Public:

There were five students from Lakeland High School to fulfill their government class requirements.

Staff Comments:

Mr. Avantini announced that Jodi Gallo is moving to the Department of Public Works. He said they will all miss her dearly and he hoped she would continue to be a resource for us while we make the transition to a new person.

Mr. Brown thanked everyone who was here for giving up their time, energy and talents for the different Boards and Commissions they participate in. The staff appreciated the work they do for the City.

Chief Moore said that he has been with the Wixom Police Department for the last 22 years. For the last three months he has been the Chief of Police and the Director of Public Safety. He looked forward to meeting everyone and he said he was proud to serve the men and women of the Police and Fire Departments.

Mr. Sikma stated that the leaf collection will be starting next Monday. We will go back around as much as possible, but he hoped everyone would note the times and schedules.

Ms. Gallo said that she has enjoyed working with both the Planning Commission and the Zoning Board of Appeals. It has only been four years, but she felt everyone has always been very welcoming and appreciative of what she was able to

do. She said she would miss everyone but will probably talk to many of them when they have issues with the leaves or the snow removal.

Board/Commissioner Comments: (None)

City Council Comments:

Councilmember Rzeznik said that he read last Thursday about the great American Main Street Competition and the revitalization of the downtown areas. He has talked to some younger families about this lately and people feel we are saddled with a few obstacles such as land owners and developers can't seize on this growing economy and filling our vacant store fronts. We have 200 homes with the Robertson Brothers and additional townhomes in that same area. He thought the time was right and the economy has never been better to do this. We are doing our part as the local community. He said he would like to see Wixom on that list in the coming years.

Deputy Mayor Ziegler said he has been asked the same kind of questions regarding the other half of development across from City Hall.

Deputy Mayor Ziegler thanked everyone for coming to this meeting. He mentioned that he liked the last joint meeting with the field trip to the Wixom Cemetery. He has lived in Wixom for 43 years and he had never gone through the Cemetery like that. He enjoyed the explanation of the Civil War veterans that are buried there.

ADJOURNMENT:

This joint meeting of City Council, the Downtown Development Authority, the Planning Commission and Zoning Board of Appeals was motioned and adjourned at 7:36 p.m.

Catherine Buck
City Clerk

Approved 11-14-2017
