

**CITY OF WIXOM
49045 PONTIAC TRAIL
PLANNING COMMISSION MEETING
MONDAY, OCTOBER 23, 2017**

Approved
11/27/17

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, Sandro Grossi, Phillip Carter, Anthony Lawrence and Ray Cousineau

ABSENT: Peter Sharpe (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 October 2, 2017 Planning Commission Meeting Minutes.

VOTE:

MOTION CARRIED

Correspondence:

City Manager's Update – October 10, 2017

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 #17-005: 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.

Mr. Avantini referred to his October 16, 2017 review letter. Since it is outdoor storage, there are general and specific Ordinance requirements. There are similar industrial properties on both sides of this property. The Ordinance requires a wall to screen the three sides of the outdoor storage. He does not think a wall would add anything to this site. A better alternative is to use landscape screening. They are proposing the use of gravel as a surface for storm water management. This has only been previously approved for the use of heavy equipment which could cause damage. He recommends approval of special land use conditioned upon: 1) site plan approval; 2) Planning Commission determination that a screen wall is not needed; 3) preservation of the existing trees or new landscaping being provided to adequately screen the outdoor storage from the road and to discourage encroachment of the storage into the setback

areas; 4) the outdoor storage area must be paved in accordance with City engineering standards; 5) review and approval of the circulation by the City of Wixom Fire Department; 6) review and approval by the City engineering consultant, DPW and Building Department.

Commissioner Lawrence noted that the agenda identifies the applicant as D&V Wixom Enterprises. However, Mr. Avantini's staff report refers to them as DVM Utilities. What is the applicant's proper name? Mr. Avantini said that the LLC is D&V Wixom Enterprises. The legal name of the entity is DVM Utilities. Commissioner Lawrence noted that there are two things that the Planning Commission needs to determine tonight: 1) whether it will accept an unpaved area; and 2) whether it will accept screening done with landscaping rather than a fence. Chairman Day asked how one impacts the other. Mr. Avantini said that the applicant is required to have a setback which is within a fenced area. The way it is proposed, there is no way to contain it within the setback area. They can always plan outside the fenced area as long as it is maintained. The gravel can spill over into the setback area and then it is right up next to the fence. He noted it is important that the Commissioners provide their rationale in any decision they make. Recently, the Planning Commission allowed a trucking company to use the re-milled asphalt.

Commissioner Barts noted that the storage is in the center of the rear parcel. However, it spills out beyond the designated area. When the Fire Department discusses circulation plans, are they talking about the rear area too? Mr. Avantini said that he always makes sure there is an interior road to ensure access from the rear. Commissioner Barts noted that in this case, it would only be from the front. Mr. Avantini noted that in other cases which are similar to this, the Fire Department asked the applicant to provide them dimensions so that they can get around. Commissioner Barts asked what constitutes containment. Is it a giant concrete structure? Mr. Avantini said that is the most common; however, he has seen other materials also. Commissioner Barts asked whether the Fire Department will consider that containment adequate. Mr. Avantini said that he believes they will. Commissioner Cousineau confirmed with Mr. Avantini that there is a 20-foot greenbelt alongside the outdoor storage area. He noted that the applicant can use that for its landscape screening.

Jesse Parkinson, Green Tech Engineering, Inc., 51147 W. Pontiac Trail, Wixom and Jason Fleis, Green Tech Engineering, Inc., 51147 Pontiac Trail, Wixom. Mr. Parkinson noted that the applicant's solution is cost effective. He proposes a 6-foot tall fence with 350 feet of landscaping per side and 370 feet along the rear. This will cost \$50,000-\$60,000. It is the applicant's second location in the region and they will be running one to two crews daily with one to two office personnel, but relatively little activity on a daily basis. Commissioner Barts noted that the detention basins are in the rear on the gravel and asked whether that would increase the applicant's need for space if that became hard surface. Mr. Parkinson agreed and noted that the infiltration rate for gravel vs. asphalt increases. That could increase the surface by one third. Commissioner Barts asked whether the site allows for that. The applicant said that the site was purchased with the intention of using the rear yard. It substantially decreases the available space in which to operate. He chose to install a 2-foot wall which helped them push the building 5 feet.

Commissioner Barts noted that the applicant's neighbor expressed some concerns. Mr. Fleis said that he visited the site today to make sure the drainage moves away from the property line. They are working on a swale and will take it down 1-1/2 feet. Mr. Parkinson noted that the goal is to get the water to the pond. Mr. Avantini said that when he received the letter from the adjoining property owner, he asked the City engineer to look into this. There is a copy of the City Engineer's October 23, 2017 email in the Planning Commissioner's meeting packet. Not only will the applicant be retaining everything on site, it may improve things on other adjacent sites. Commissioner Cousineau asked whether the drainage from the applicant's site goes to the east. Mr. Parkinson said that it just kind of sits there. Generally, it drains from the rear of the road. They try to capture that, treat it and discharge it to the roadway. Commissioner Cousineau asked whether that was the abutting property owner's main concern. Mr. Avantini noted that all site plans look at potential runoff. The goal is to make storm water improvements.

Mr. Avantini noted that the information he has received indicates that the applicant will be storing heavier equipment than he was previously aware of. There is a height limit which is the big challenge. He did not receive replacement tree calculations from the applicant. While it is possible that the applicant may not require that, he does not know whether the Commissioners can entirely waive the screening requirement. Chairman Day noted that it is impossible to know what may change with the abutting property owners over time.

Mr. Parkinson said that he can use a slatted fence which is much more economical. Chairman Carter asked about the visibility from West Road. Mr. Fleis noted that there is a curbed entrance and then a fence. Mr. Avantini noted that in the past, he has shied away from the slats; however, the Commissioners have approved mesh sheathing which has worked very well. They may do plantings just for buffering. The landscaping does not necessarily have to be continuous screening. He will look at it administratively.

Commissioner Carter sought to confirm with the applicant that there will not be any equipment onsite. Mr. Parkinson said that there will be onsite equipment from time to time. Chairman Day asked whether the equipment will be stored in the same footprint as the outdoor storage. Mr. Parkinson deferred to the company's owner.

Daniel DiLegge, D&V Wixom Enterprises, 6045 Sims Drive, Sterling Heights. He is the owner of D&V. They have trucks, trailers and construction equipment. That could include bulldozers, excavators, aerial trucks and trucks. They do emergency work which requires equipment to be onsite where the crews assemble. Chairman Day asked whether the two spots on the site plan will contain equipment. Mr. DiLegge said that he has to get his trucks around for circulation purposes. He needs whatever the Fire Department needs in terms of truck circulation. Mr. Parkinson noted that there is storage on the outside. However, there is not enough turning radius for the fire trucks. Chairman Day asked whether the applicant will be able to meet the 12-foot height limit. Mr. DiLegge said that most of the trucks are below 12 feet in height. He can bring the boom down on most of the cranes. Mr. Parkinson noted that there is a typographical error and that it says 6 feet but it should be 12 feet.

Commissioner Barts noted that the parcel to the east goes deep and lends itself to this utilization. Would that require a variance on behalf of the applicant? Mr. Avantini noted that the Planning Commission has previously allowed 1 foot over in other instances. A variance would be required if everything is significantly higher. Commissioner Cousineau confirmed with Mr. DiLegge that the Sterling Heights yard is his main location.

Chairman Day said that he does not have a problem allowing a gravel surface. He does not think that asphalt will hold up over time and he always favors an impervious surface. Commissioner Carter suggested to maximize the landscaping around the area in lieu of an actual wall. The Planning Commission favors black mesh fencing. Mr. Fleis said they intend to use a 6-foot mesh fence. Mr. Avantini noted that in this particular case, the Commissioners have some discretion when they are not putting in a wall. What kind of screening do the Commissioners want? Also, where is the fence to be located? If it is to be a mesh fence, he does not know what the tree calculation would be. Chairman Day said they could go with a fence alone and whatever trees need to be replaced. Mr. Fleis noted the applicant will maintain the trees along the 10-foot buffer. The applicant will work administratively with the City Planner regarding tree replacements. The fence is on the property line.

Mr. Avantini noted that there is a 20-foot setback requirement for the storage. How do you ensure that the surface stays there? Fencing should be just around the storage. Does it impede the applicant's ability to get to their stored materials? Commissioner Barts noted that if the 20-foot rear and side setbacks are for the fence itself, it still keeps the gravel surface as depicted. All circulation calculations will fit in that.

Mr. Avantini said if the applicant feels that the 20-foot setback is not accomplishing anything, the applicant can appeal to the Zoning Board of Appeals (ZBA). If the Commissioners allow fencing on the property line, the setback may not be maintained. Chairman Day confirmed with Mr. Avantini that the fence should be at the 20-foot setback. Mr. Fleis said that any fencing could be damaged during snow removal which would result in added maintenance over time. Commissioner Barts noted that the whole purpose is to keep a buffer rather than a wall. Commissioner Cousineau said there has to be a solution to prevent accidental encroachments. Mr. Parkinson said that they can provide some kind of curbing in order to contain the gravel, perhaps 4 inches high by 18 inches wide concrete curbing. Commissioner Cousineau said that it needs to delineate the area and contain the gravel. In response to Chairman Day's question, Mr. Parkinson said they will start on it this year.

Chairman Day suggested tabling this matter. Mr. Avantini said the issue is whether the applicant has a practical difficulty where they can meet the ZBA variance criteria. The Planning Commission can come up with a solution and then the applicant can go to the ZBA and express their concern. Chairman Day said there is still a concrete fence and a concrete curbing area. Mr. Avantini said the Planning Commissioners can approve that and if they do not want to put the curbing in, they can apply to the ZBA citing a practical difficulty. Commissioner Cousineau noted that this is a more practical approach. He asked about the possibility of landscaping around the greenbelt area. Chairman Day said that is not required beyond any necessary tree replacements.

MOTION and second by Commissioners Cousineau and Lawrence to approve Special Use #17-005, D & V Wixom Enterprise, LLC's request for special land use approval for the outdoor storage of bulk materials including topsoil, sand, stone, cable reels, and telephone poles, conditioned upon: 1) site plan approval; 2) screening wall to be constructed along the perimeter and rear of the site adjacent to outside storage area and screened fencing with black vinyl chain link fence with mesh sheeting; 3) outside storage area be permitted to be installed as aggregate surface with the perimeter of the outside storage area to be delineated by concrete vertical curb, to be administratively approved; 4) outdoor storage area need not be paved; however, given the type of storage and equipment, it can be maintained gravel; 5) preservation of the existing trees or new landscaping being provided to adequately screen the outdoor storage area from the road and to discourage encroachment of the storage into the setback areas, subject to administrative approval; 6) review and approval of the circulation by the City engineering consultant, DPW, Building Department City of Wixom Fire Department. The property is where outdoor storage is allowed as a special land use in that district. The property is located at 48473 West Road, Wixom, Michigan 48393, is zoned M-1, Light Industrial and the parcel number is 96-22-08-100-064.

VOTE:

MOTION CARRIED

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.

Mr. Avantini referred to his October 1, 2017 review letter. West Road is an arterial road. Some of the other developments along West Road have made payments to the escrow account. All ground and roof

top mechanical units will need to be screened. The building design uses brick and color integrated decorative masonry block which meets the intent of the Ordinance. He recommends approval conditioned upon: 1) special land use approval for the outdoor storage; 2) submission of a revised site plan that satisfactorily addresses all of the information items identified in this letter, to be reviewed and approved administratively; 3) a Planning Commission decision regarding the request for a gravel lot instead of the required hard, dustless surface. We recommend that a hard surface be utilized and that the storage setbacks be maintained; 4) installation of a sidewalk along the West Road frontage, unless payment in lieu of construction, as determined by the City engineer, has been provided; 5) a note being included on the plan indicating that all ground and rooftop-mounted mechanical units be screened; 6) the site plan indicating that black vinyl coated chain link will be utilized; and 7) review and approval from other applicable City consultants, departments and agencies.

Commissioner Cousineau asked whether the concerns of the adjacent property owner have been addressed. Mr. Avantini said that the City engineer said there will be no offsite runoff. Commissioner Barts sought to confirm that the trash enclosure is permitted within the 20-foot setback. Mr. Avantini said it is since accessory structures can be within 3 feet of the property line.

Commissioner Cousineau noted that the applicant can either build sidewalks or post monies to the escrow account. Mr. Fleis said that they would like to evaluate this based upon the cost.

MOTION and second by Commissioners Lawrence and Carter to approve Site Plan #08-012-17, D & V Wixom Enterprise, LLC's request for site plan approval for the erection of an 11,850-square foot contractor's establishment for DVM Utilities Inc. conditioned upon: 1) the Planning Commission has granted the applicant's request for special land use for the outdoor storage; 2) submission of a revised site plan that satisfactorily addresses all of the information items identified in this letter, to be reviewed and approved administratively; 3) installation of a sidewalk along the West Road frontage, unless payment in lieu of construction, as determined by the City engineer, has been provided; 4) a note being included on the plan indicating that all ground and rooftop-mounted mechanical units be screened; 5) the site plan indicating that black vinyl coated chain link with mesh screening will be utilized; and 6) review and approval from other applicable City consultants, departments and agencies. The property is located at 48473 West Road, Wixom, Michigan 48393, is zoned M-1 and the parcel number is 96-22-08-100-064.

VOTE:

MOTION CARRIED

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.

Chairman Day confirmed with Mr. Avantini that there is no action to be taken on this matter tonight and the applicant is merely seeking input on a conceptual basis. Mr. Avantini noted that the applicant previously came before the Planning Commission on a portion of the site which has since changed. They are looking for informational feedback from the Planning Commission before they submit the actual request.

Michael Thomas (on behalf of Todco Development), the developer. Mr. Thomas noted that also present and available to answer questions tonight are Alex Bogaert and Mark Abanatha, the architects, as well as Michelle Spencer from Powell Engineering. He noted that he last met with the Planning Commission last spring. At that time, he owned 12.2 acres which fronts on W. Maple Road. He was encouraged to work with Ted March who owns 14.2 acres on the other side of the Norton Drain. He pursued that and has reached a written agreement for that parcel. His plans have gone through a lot of design iterations and offer a mix of housing types. He was encouraged to do as many rear entry garages as possible. He gave that serious thought and has committed to it. Almost every lot, except for two of them, have rear entry garages, up from the original 65 percent figure on the initial presentation. Norton Creek must be crossed with a bridge so Theodore comes from Wixom Road and encroaches into the March property. He would like the bridge to be a focal point of the development with a storybook appearance. It will be brick and stone and very architecturally pleasing. The development will provide a lot of green area along the creek for recreational purposes. The apartments are Class A and will include granite countertops, a large amenity center, a pool and lots of ornamental metal work. The entire amenity center for the apartments will have a metal roof. There are 63 townhomes which will contain no aluminum or vinyl and no aluminum soffits. The units will be a mix of brick and stone with metal siding. He showed the Commissioners a 3D perspective of the proposed single-family homes from W. Maple Road frontage looking southeast. There will be front porches on all units, dormers, and they will be story and a half with reverse gables and an ornamental wrought iron fence. All houses are gated to the sidewalk at the right-of-way. He is trying to make this a first-class addition to the community. He showed a 3D perspective of the townhomes which will not have any vinyl or aluminum, will use some Hardie Plank, brick and stone with metal roofs. He also showed a depiction of one of the apartment buildings which will have high ceilings and a view area from the interior.

Chairman Day asked the applicant how many square feet the apartments will be. The applicant said they will range from 800 square feet to 1,150 with one to three bedrooms. There will be garages at the ends of the building. Sixty percent of the units have attached garage buildings. There are also detached garage buildings. Chairman Day asked the applicant whether he was familiar with the ShearWater complex situated at Maple and Beck Roads. The applicant said that he knows of it but has not been inside them. Chairman Day inquired what the apartments will rent for. The applicant said that he is hoping for \$1.35-\$1.40 per square foot.

Alex Bogaerts, Alexander V. Bogaerts & Associates, P.C. Mr. Bogaerts is the architect. He noted that this is three lots deep, then you go into the Nature Center. The residential section is the most visual component. They are going back to the bungalow look. It will be first class. There will be detached single-family, multi-family and apartments. This will be a landmark opportunity for the community.

Mark Abanatha, Alexander V. Bogaerts & Associates, P.C. They looked at the window of the property and the natural site features as well as its enclaves. A lot of single-family developments have a prominent garage. The pedestrian flow and walkability are key. There are pervasive road networks. All of the park area running along Norton Creek will have paths that connect to the walkways. They created more park areas. The detention area on the east will have water in it. As you cross the bridge on the east, there will either be a park or a wet feature. The other park area that is a commons area can be an active and passive park. There is a good sense of park and open space as you transition through the project with fountains, ponds, water features, street trees, street lights, etc. He is excited about the detail, color schemes and designs. He pointed out the bracketed detailing on the buildings along with black window frames and metal siding with decorative stone.

Michelle Spencer, Powell Engineering. The main basin for the storm water should be ground water recharging. It will be stored underground so it will perk away quickly. The single-family home detention near the Norton Drain will be a nice, beautiful feature. The townhomes and apartments will drain to the

small one. However, there will be a backup system so it will only flood during large rain events. The single family is up front with more intensive uses at the rear of the site.

Chairman Day noted that there will be 250 units entering and exiting off Theodore which he expects will create pushback from the community due to the existing traffic congestion in that area. He loves the look, especially of the single family homes. He does not like the look of the wrought-iron fence since it makes it look as if it is set apart from the community but he loves the architectural details.

Commissioner Carter confirmed with the applicant that there will be no fence around the detention area. Ms. Spencer indicated that it is currently designed on a 1 on 6 slope. The large one will not really have water in it. Commissioner Carter noted that Wixom Road is already a nightmare in the morning and the evening and that getting people in and out of this development is going to be very challenging. He noted that street lighting is planned for the main road. He asked whether the decorative bridge will be covered. Mr. Thomas said that it will not. He noted there are carports. The majority of the garages are attached while some of the ones along the railroad track are detached. The apartment and townhome building types are basically the same. Mr. Bogaerts worked intimately and carefully to ensure there is some vertical definition between one townhome and the next. The same is true for the apartments. There will be at least three different housing types with each one having at least two different elevations and most will have four housing types with two variations. He will probably restrict certain housing types to certain lots. Commissioner Carter asked how the applicant will respond to market demands and whether that will alter his plans. Mr. Thomas said that he intends to see these plans through. He will not design one thing and then give them something else.

Commissioner Barts noted that when the Commissioners looked at the proposal for a Maple Road entrance, Theodore Street will be a nightmare. There is a street that goes nowhere on the other side of the school prior to Theodore going north. It travels along the school property and ties into the back of this development. The railroad may be involved there. It is another potential spot for a road to get into this development which would still exit onto Wixom Road. Mr. Avantini stated that for a more near term plan, the developers are working on a potential plan to develop the property on Pontiac Trail on the edge of the City which could extend the road to Maple. There is no firm plan and these are all conceptual discussions at this point. The applicant's traffic study will have to show the comparison between developing single-family houses vs. empty nester houses which generates only one-third as much traffic. With different housing types, there are potential differences between peak hour traffic generation. Commissioner Carter thinks that Theodore will need a traffic light.

Commissioner Grossi noted that the entry to the school is where pickup and drop off occur. Mr. Avantini said that he is working with Bob Gibbs on the Village Center Area (VCA) plan to fill it out. There could be a time when that elementary school is no longer there since it is an older school. One of the bigger challenges with this type of housing is the lack of understanding. They went through seven developers for this property until they met Mr. Thomas. There will eventually be a glut of large, single-family houses. There is already a shortage of the type of housing, what he terms "missing middle housing" which the applicant is proposing (townhomes, upscale apartments, bungalows, flats and empty nester housing). Up till now, builders have been locked into the old style of housing.

Chairman Day noted that there is obviously a market for this type of development. He asked whether there is any plan for sound deadening due to its proximity to the railroad. Mr. Thomas said he will utilize lots of plantings and strategic placement of garages with a 20-foot greenbelt. He has two proposals from the traffic engineer who is ready to move forward. He expects that contract to be signed in order to proceed with a traffic impact study.

Mr. Thomas noted that the marketing will be toward W. Maple and he will direct all marketing and traffic onto Maple Road. They will not bring customers in off Theodore Street. There is a signal at Wixom Road and W. Maple Road.

Commissioner Cousineau thinks the applicant's plans are unique, exciting and very well done. Will Mr. Thomas be the builder? Mr. Thomas said that he will remain on as the builder and developer. He segued from doing large, architectural homes, 6,000-7,000 square feet in Bloomfield Hills. He likes the details. He doesn't do 'paper developing' and then hand it off to someone else who does not have his same sensibilities. He will follow through on this. He was in Charlotte, North Carolina during the boom when others were paper developing projects. He has a lot of experience with apartments, single family homes and townhouses. Commissioner Cousineau said that when he originally saw the agenda, he did not want to approve any more rentals. Mr. Thomas said that when he first bought the March property, he was going to sell it. Other Metro Detroit developers are making more money selling rental properties. Ms. Barker told him that automotive professionals have been calling the City expressing a desire for this type of housing. Commissioner Cousineau noted that he does not want to see more rentals like the ones at Pontiac Trail and Beck Roads. They must be exclusive and upscale.

Mr. Avantini noted that the Kresge Foundation has said that there will be a shortage of 70,000 apartment units by the year 2030, in part as a fallout of the recent recession. There is unmet demand for quality rental housing. He has not seen anything like the applicant's proposed development in Michigan to date. This will put a lot of bodies within walking distance to downtown which boosts retail development.

Commissioner Cousineau confirmed that the applicant will be privately financing this project and that he will not be using rent subsidies. The density is greater but he will be using Planned Unit Development (PUD) zoning. Chairman Day noted that community education will be very important to help counter community resistance. Mr. Avantini noted that density impacts things like traffic, the school system and the tax base. People want to see developments like the ones they already live in. In general, people do not like change.

Commissioner Grossi noted that this development brings more character to our community. To get character, you need good design. He referred to the development between Thirteen and Fourteen Mile Road in Novi. Mr. Thomas said that he is familiar with it.

4. APPROVAL OF 2018 MEETING DATES

MOTION and second by Commissioners Cousineau and Carter to approve the 2018 Planning Commission meeting date schedule as published.

VOTE:

MOTION CARRIED

Call to the Public:

Peter Behrmann, 693 Kingsley Drive, Wixom. He lives off Maple Road and saw the notice for the proposed apartments and wanted to see what is being proposed. The applicant's presentation was a lot more than he envisioned. Chairman Day mentioned the complex located at Maple and Beck Roads. Those apartments start at 1,300 square feet with 2-car attached garages. If they want something different, start at that point instead of 800-square foot apartments with a carport. Just directing people to Maple Road will not work. You need to do something with Theodore Street.

Michael Solok, 696 Kingsley Drive, Wixom. He agrees with Mr. Behrmann. He is afraid of apartments in the area of single-family residences. Is it empty nesters or corporate housing? He hopes the Planning Commission will think about a 280-unit complex. He is very concerned.

Staff Comments:

Mr. Avantini noted that he continues to see a lot of incoming projects. He noted that the Commissioners will be seeing a lot of site plans over the next couple months.

Mr. Avaniini noted that there was a conditional rezoning for the Helmer property which will be a straight rezoning.

Mr. Avantini noted that he should have a draft of the Master Plan to the Commissioners shortly. Whether the public open house will be before the rezoning request is suspect. It does not match the Master Plan so it will fall into the Planning Commissioners' hands to approve rezoning to commercial instead of manufacturing.

Commission Comments:

Commissioner Barts referred to the original U-drive involved in the Theodore property discussing during tonight's conceptual review. There is no other route other than Theodore which is a street which will have to get back to the landlocked parcel. The 196 apartments are the largest component of the project. The design is beautiful although the prospect of 196 apartments scares him. He does not know how much light the traffic study can shed on that. He hopes there has been some contact with the property owners.

Chairman Day noted that the nearby housing stock will likely be redeveloped eventually. He would like to see larger units and less of them. Mr. Avantini noted that he has a project where they want to make the units smaller, in terms of bedrooms. Also, in 10-20 years, there will be fewer vehicles on the road and there will be more autonomous vehicles resulting in less traffic.

ADJOURNMENT:

This meeting of the Planning Commission was motioned and adjourned at 9:40 p.m.

Nancy Fisher
Recording Secretary