

**AGENDA**  
**Planning Commission Meeting**  
**Wixom Council Chambers, 49045 Pontiac Trail**  
**Monday – April 2, 2018**  
**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  
A. Lawrence  
P. Sharpe  
S. Grossi

**DETERMINATION OF QUORUM:**

**CHANGES OR ADDITIONS TO THE AGENDA:**

**APPROVAL OF MINUTES:**

**CORRESPONDENCE:**

[City Manager's Update – March 27, 2018](#)

**CALL TO THE PUBLIC:**

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

**OLD BUSINESS:**

NO OLD BUSINESS

**NEW BUSINESS:**

- 1. SITE PLAN REVIEW, SPR #31-003-18, HALLMARK, 51200 PONTIAC TRAIL, WIXOM, MI 48393:** The applicant is seeking site plan approval for the construction of a 28,045- square foot industrial building at 51200 Pontiac Trail, between Wixom and Old Plank Roads. The subject site is on the north side of the street and occupied by Hallmark Tool. The majority of the building (22,000 sq. ft.) will be tenant space while 6,045 sq. ft. will be used for cold storage. Proposed site improvements include: 35 parking spaces, including two (2) barrier-free spaces; seven (7) overhead doors; a trash enclosure; and various landscape improvements. Access to the site will be from the existing Hallmark Toll driveway on Pontiac Trail. The property is zoned M-1, Light Industrial District, where light industrial buildings including warehouse, manufacturing, research and development and accessory office space, are permitted uses in that district. The parcel number is 96-17-31-351- 015.
- 2. SITE PLAN REVIEW, SPR #32-021-16: CAMBRIDGE LANE, 3025 MAPLE ROAD, WIXOM, MI 48393:** The applicant is seeking Final Site Condominium/VCA Site Plan approval for development of 39 single-family residential units (lots). The Planning Commission recommended Preliminary Site Condominium/VCA approval to the City Council for development of 42 single-family residential lots at the September 7, 2016 meeting conditioned upon the granting of waivers to allow a one (1) foot decrease in the road surface width and two (2) foot decrease in the right-of-way width; and review and approval from other applicable consultants, departments, and agencies. The City Council approved the Preliminary Site Condominium/VCA Site Plan at the September 27, 2016 with the same conditions. The property is zoned VCA, Village Center Area where single-family residential uses are permitted and the parcel number is 96-17-32-326-002.
- 3. SITE PLAN REVIEW, SPR #32-026-16: MILANA ESTATES, 3019 W MAPLE ROAD & 3021 W MAPLE ROAD, WIXOM, MI 48393.** The applicant is seeking Final Site Condominium/VCA Site Plan approval for development of development of 38 single-family residential units (lots). This project abuts the Cambridge Lane development to the west and ITC distribution lines to the east. Since this is a site condominium project, the ordinance requires review of both the Preliminary and Final Site Condominium Plans by the Planning Commission and City Council. The Planning Commission recommended conditional approval to the City Council at the December 19, 2016 meeting. The City Council approved the Preliminary Site Condominium/VCA Site Plan, with conditions, at the January 24, 2017 meeting. The property is zoned VCA, Village Center Area where single-family residential uses are permitted and the parcel numbers are 96-17-32-176-024 & 96-17-32-326-003.

**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.)*

Mon	04.09.2018	7:30 pm	Zoning Board of Appeals Meeting
Tues	04.10.2018	7:00 pm	City Council Meeting
Mon	04.23.2018	7:30 pm	Planning Commission Meeting
Tues	04.24.2018	7:00 pm	City Council Meeting
Mon	05.07.2018	7:30 pm	Planning Commission Meeting
Tues	05.08.2018	7:00 pm	City Council Meeting
Mon	05.14.2018	7:30 pm	Zoning Board of Appeals Meeting
Tues	05.22.2018	7:00 pm	City Council Meeting
<b>Wed</b>	<b>05.30.2018</b>	<b>7:30 pm</b>	<b>Planning Commission Meeting*</b>

**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.