

AGENDA

Planning Commission Meeting
Wixom Council Chambers, 49045 Pontiac Trail
Monday April 23, 2018
7:30 p.m.

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

Planning Chairman:

Commission:

W. Day
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:

Planning Commission Meeting Minutes – March 26, 2018

CORRESPONDENCE:

City Manager's Update – April 10, 2018

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 LAND USE #18-001, FIT BODY BOOT CAMP, 2055 N. WIXOM ROAD, WIXOM, MI 48393:** The applicant is seeking special land use approval for a health & fitness facility in the North Wixom Plaza. The Municipal Code, **Section 18.06.020**, requires Planning Commission approval for this request. The parcel number is part of #17-30-200-015.
2. **SITE PLAN REVIEW, SPR# 05-004-18, INDUSTRIAL BUILDING, 49250 WEST ROAD, WIXOM, MI 48393:** The applicant is seeking site plan approval for the erection of a 35,090- square foot speculative light industrial building at 49250 West Road, Lot 17 in the Wixom West Technology Centre Condominium. The property is located on the north side of West Road, east of Wixom Road. In addition to the building, proposed site improvements include: 66 parking spaces and 32 land-banked spaces, including three (3) barrier-free; two overhead doors and loading spaces; a dumpster with enclosure; and various landscape improvements. Access to the site will be from a new driveway on West Road and two driveways from the existing private road/drive that abuts the property on the west. The property is zoned M-1, Light Industrial District, where light industrial buildings are considered permitted uses in the district. The parcel number is 96-22-05-352-016.
3. **VILLAGE CENTER AREA (VCA) ACCESSORY DWELLING DISCUSSION:** Staff would like to discuss *Section 18.07.020, Table 7.02, Schedule of Uses*, of the ordinance which allows "Dwellings and workshop space above garages" as a permitted use. The question is whether it is the intent of the ordinance to allow accessory dwellings or "in-law apartments" that are not above garage units. While the Zoning Board of Appeals (ZBA) has the authority to make ordinance interpretations under Section 18.22.030(A), feedback regarding accessory dwellings and possible conditions of approval is being sought.

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.)*

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
Wed	05.30.2018	7:30 pm	Planning Commission Meeting*

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.