



AGENDA
JOINT City Council & Planning Commission
City Hall – 49045 Pontiac Trail
Monday – July 16, 2018
7:00 p.m.

CALL TO ORDER:
PLEDGE OF ALLEGIANCE:
ROLL CALL:

City Council	Planning Commission	City Staff
Mayor: R. Ziegler	Chair: W. Day	Steve Brown, City Manager
Deputy Mayor: P. Beagle	Vice Chair: P. Carter	Sheryl Lucas, Administrative Assistant
K. Gottschall	J. Barts	Carmine Avantini, City Planner
N. Kennedy	R. Cousineau	Debra Barker, Economic Development Director
B. Leder	S. Grossi	Cathy Buck, City Clerk
T. Rzeznik	A. Lawrence	Kenneth Pike, Chief Building Official
R. Smiley	P. Sharpe	J. Roberts, Fire Chief
		T. Sikma, Department of Public Works Director
		R. Moore, Chief of Police / Department of Public Safety Director

DETERMINATION OF QUORUM:
CHANGES OR ADDITIONS TO THE AGENDA:
MINUTES - JOINT MEETING:
CORRESPONDENCE:

CALL TO THE PUBLIC:
(Limited to 5 minutes per speaker, addressing Agenda items only)

OLD BUSINESS:
No old business

- NEW BUSINESS:**
- 1. Master Plan Discussion.** After a lengthy study of key development and redevelopment areas in the City, along with two (2) public Open Houses, the draft City of Wixom Master Plan is nearing Planning Commission final review for distribution. Prior to completion of the draft plan, there are some Future Land Use areas where additional direction is needed from the Planning Commission after discussion with City Council:
 - a. The remaining undeveloped portion of the Wixom Ford Assembly Plant property is master planned for Research and Development/light Industrial use. Yet with the high cost of environmental remediation, limiting development to the above uses may prove difficult. Should it be proposed, would other land uses be considered for some or all of the frontage along Wixom Road (i.e. retail, office, service, etc.)?
 - b. Village Center Area (VCA) District. Since the residential areas of the VCA are nearing build-out, should consideration be given to expand the boundaries or should they remain the same?

- c. Undeveloped parcels of land around the VCA District where the parcels face challenges such as unusual shape, narrow access, presence of natural features, etc. These locations are currently planned and zoned for large lot, detached single-family residential and may be difficult to develop based upon the above conditions. What other potential use, building configuration, or lot layouts would be deemed acceptable?

- d. Drive-throughs are allowed in the VCA (to the rear of the building) when not associated with a restaurant. Is there interest in expanding the allowable drive-throughs to include restaurants, under certain conditions?

CALL TO THE PUBLIC:

STAFF COMMENTS:

PLANNING COMMISSION COMMENTS:

CITY COUNCIL COMMENTS:

ADJOURNMENT:

RULES FOR PUBLIC SPEAKING:

Call to the Public:

- The public shall address the Group 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 Group in excess of five minutes unless the time is extended by a majority vote of the Planning Commission present.
- Persons wishing to address the Group 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 Group.

Public Hearing:

- Persons desiring to address the Group shall state their name and address.
- Individual persons shall be allowed five minutes to address the Group.
- There shall be no questioning by the audience of persons addressing the Group. However, the Group members may question persons addressing the Group.
- No person shall be allowed to address the Group more than once.

SCHEDULED MEETINGS: (All meetings are at City Hall unless otherwise noted.)

Mon	07/23/18	7:30 pm	Planning Commission
Tues	07/24/18	7:00 pm	City Council
Wed	08/08/18	7:30 pm	Planning Commission
Mon	08/13/18	7:30 pm	ZBA
Tues	08/14/18	7:00 pm	City Council
Mon	08/27/18	7:30 pm	Planning Commission
Tues	08/28/18	7:00 pm	City Council

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.