

AGENDA

Planning Commission Meeting
Wixom Council Chambers, 49045 Pontiac Trail
Monday October 1, 2018
7:30 p.m.

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

DETERMINATION OF QUORUM:

Planning Chairman: W. Day
Commission: P. Carter (Vice Chair)
J. Barts
R. Cousineau
A. Lawrence
P. Sharpe
S. Grossi

CHANGES OR ADDITIONS TO THE AGENDA:

APPROVAL OF MINUTES:

None

CORRESPONDENCE:

September 25, 2018 City Manager Update

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 USE #18-005: ETNA SUPPLY COMPANY, 28266 BECK ROAD, WIXOM, MI, 48393:** The applicant is seeking special land use approval for the outdoor storage of fabricated steel pipe. The Municipal Code, Section **18.09.020, Table 9.02**, requires approval from the Planning Commission for this request. The property is located on the east side of Beck Road, north of Twelve Mile, and accessed from Progress Drive. The proposed development includes utilizing existing pavement for outdoor storage at the side and rear of the building and a gate across the front access point. 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 96-22-09-300-035.
- 2. PUBLIC HEARING FOR SPECIAL LAND USE #18-006: MATRIX, 31111 OLD WIXOM ROAD, WIXOM, MI, 48393:** The applicant is seeking approval to allow outdoor storage and overnight parking of semi-truck trailers as part of their business operations. Proposed development includes expanding the existing front yard pavement for the overnight outdoor storage of 40 trucks and trailers, the installation of new fencing, and planting of evergreen trees to screen the trucks from Gibson Drive. 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 permitted as a special land use in that district. The parcel number is 96-22-06-200-044.

3. **SITE PLAN REVIEW, SPR #30-009-18, MATRIX, 31111 OLD WIXOM ROAD, WIXOM, MI, 48393:** The applicant is seeking site plan approval to construct a parking lot to allow outdoor storage and overnight parking of semi-truck trailers as part of their business operations. Proposed development includes expanding the existing front yard pavement for the overnight outdoor storage of 40 trucks and trailers, the installation of new fencing, and planting of evergreen trees to screen the trucks from Gibson Drive. The property is located on the west side of N. Wixom Road, at the intersection with Gibson Drive.

4. **SITE PLAN REVIEW, SPR #08-014-18, GRAND STEEL, 51100 PONTIAC TRAIL, WIXOM, MI, 48393:** The applicant is seeking site plan approval for a 945-sq. ft. office addition and 34,000-sq. ft. warehouse expansion at 51100 Pontiac Trail, between Wixom and Old Plank Roads. With the additions the building will be 74,925-sq. ft. in area. The subject site is on the north side of Pontiac Trail and occupied by Grand Steel Products, Inc. Proposed site improvements include: 9 new front yard parking spaces and 35 rear yard parking spaces; 1 truck well and 2 overhead doors at the rear of the building; a masonry trash enclosure; a detention pond; and lighting. 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.

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.)*

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| Mon | 10.08.2018 | 7:30 pm | Zoning Board of Appeals Meeting |
| Tues | 10.09.2018 | 7:00 pm | City Council Meeting |
| Mon | 10.15.2018 | 7:00 pm | Joint CC/PC/ZBA/DDA Meeting |
| Mon | 10.22.2018 | 7:30 pm | Planning Commission Meeting |
| Tues | 10.23.2018 | 7:00 pm | City Council 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.