

APPROVED.

8.27.18

**CITY OF WIXOM
49045 PONTIAC TRAIL
PLANNING COMMISSION MEETING
MONDAY, AUGUST 8, 2018**

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), Phillip Carter, Anthony Lawrence, Joe Barts, Peter Sharpe and Sandro Grossi

ABSENT: Ray Cousineau (Excused)

OTHERS: Carmine Avantini (CIB Planning) 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 the July 16, 2018 Joint City Council/Planning Commission Meeting Minutes and the July 23, 2018 Planning Commission Meeting Minutes:

MOTION and seconded by Commissioners Carter and Lawrence to approve the July 16, 2018 Joint City Council/Planning Commission Meeting Minutes and the July 23, 2018 Planning Commission Meeting Minutes.

VOTE:

MOTION CARRIED

Correspondence:

City Manager's Update – July 24, 2018

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. Conceptual Site Plan Review for Matrix Property Holdings, 31111 Old Wixom Road, Wixom, Michigan 48393.** The property owner would like to present a conceptual site plan for discussion of future improvements to the site. The applicant will be submitting an application for review for Special Land Use approval and Site Plan approval at the September Planning Commission meeting. An application has also been submitted for review by the Zoning Board of Appeals for a dimensional "setback" variance. The parcel ID number is #96-22-06-200-044.

Mr. Avantini noted that he met with the development team internally regarding this matter. The applicant wants to purchase the building. In order to do so, they have to provide overnight parking for tractor-trailers. It is an existing site and parking lot except where the tractor-trailers would be parked. This is a special land use with a site plan which would come back to the Planning Commission. He thought it

would be a good idea to do a conceptual review before it goes to the Zoning Board of Appeals (ZBA). Representatives from the applicant are here tonight to speak. There is a setback standard which is a condition of special land uses, a 150-foot setback from storage. That is not always possible. This property is zoned Industrial just outside the Village Center Area (VCA) and south of the Poota's property.

Chairman Day confirmed with Mr. Avantini that the special land use is limited to outdoor storage. Mr. Avantini said that the overnight storage of vehicles is for zoning purposes.

Brian Biskner, Powell Engineering and Scott Kiefer, Owner of Matrix Property Holdings. The applicant does automotive parts storage and distribution using trailer-trucks. They recently purchased this property. The current lease will expire in February 2019 and the use will be different. They want to bring trailer-trucks into the paved area which will be screened by a 6-foot tall black chain-link fence surrounded by landscaping. The trucks will pull in and park. The drivers go home by car and return the next day, go to another location to pick up loads or pick up some loads on-site. The trailer-trucks generally stay hooked up and since they park overnight, it is considered outdoor storage. He met with City staff and got some input on what that should look like. They will provide landscape screening and a retention basin. There is a 150-foot setback, which takes it pretty close to the building, and truck circulation is a problem so they need that extra paved area.

Chairman Day asked whether they would come in along Gibson and enter off the east end into the existing entrance. Mr. Kiefer said they will park face forward and back out. Chairman Day asked how many vehicles there will be. Mr. Kiefer said there are 40 spaces. They currently have 30 trucks. Mr. Avantini noted that this has not been reviewed by the City's traffic consultant. There could be some fine tuning made. Mr. Biskner noted that he had some conceptual discussions with the City's traffic consultant and they will be using a big radius.

Commissioner Sharpe asked where the setback is. Mr. Biskner pointed it out on the large-scale plans he brought with him. It is on Gibson Road. There is a road right-of-way on Gibson and it is double fronted. Commissioner Sharpe asked whether the setback applies only to the storage area. Mr. Avantini said that is correct; it applies to the area they are expanding into for the trucks. Because it is outdoor storage, they need 150 feet. Any current truck parking is considered legal nonconforming. Mr. Biskner said they are proposing a setback to the pavement of 50 feet.

Commissioner Lawrence asked whether the cyclone fence will be on the entire property. Mr. Kiefer said it will be from the edge of the building around the trucks to the end. Commissioner Lawrence noted that landscaping will be up against the fence. He inquired what type of landscaping it will be. Mr. Biskner said he would prefer evergreens. It is a black shingling fence.

Commissioner Barts asked whether since there is additional property south of the new pavement, can they use that or can they use green space? Mr. Kiefer noted that the trucks' radius is difficult behind the building. With the existing activity, there are loading docks. It made it difficult to get the 40 feet. Whatever they did they could not keep the trucks out of the 150-foot setback. Commissioner Barts agreed and noted that it also gives the applicant the opportunity to expand.

Chairman Day asked about the hours of operation. Mr. Kiefer said that he operates day cabs and no overnights. They would love as early as 5 a.m. and could return as late as 8-9 p.m. Most of the action (90 percent of it) will occur between the hours of 6 a.m. to 4 p.m. although there may be stragglers. Chairman Day noted that will equate to 25 semi's back and forth. Mr. Kiefer noted that they generally run Monday thru Friday with some Saturdays. Once loaded, most of the trucks are dispatched and gone so they will not be coming and going.

Commissioner Carter confirmed with the applicant it is storing automotive parts overnight in its vehicles which will stay outside. Chairman Day confirmed with the applicant that it will be a distribution warehouse. Mr. Biskner noted that the current tenant puts storage containers outside in the parking lot along the property line; that will go away. When the applicant uses it, it will be vehicles behind the fence. Commissioner Carter asked whether the applicant will use containers. Mr. Kiefer said there could be one to two behind a locked gate.

Chairman Day asked about the zoning for this property. Mr. Avantini said it is zoned M-1, Light Industrial. Chairman Day said that the amount of additional semi traffic concerns him. Mr. Avantini said that he thought about that; however, for the amount of industrial area the City has, there are very few logistics companies that do what the applicant does. It is a small percentage compared to other communities.

Commissioner Sharpe asked how far back off Wixom Road the trucks will be parked. Mr. Biskner said it will be well over 150 feet and likely in the range of 300-400 feet. Mr. Avantini noted that was a big concern. Commissioner Sharpe noted that there is a truck storage facility further down Wixom Road on the east side but it cannot be seen since there is a landscaping berm. Commissioner Lawrence agreed.

Commissioner Lawrence noted that there may be 30 trucks per day. If they are making deliveries to the Big Three, there must be a ton of product coming in with each truck. Mr. Kiefer said those trucks are also bringing things back out. Mr. Biskner noted that they will be taking empty trucks and loading up. Chairman Day noted they could leave empty, pick up a load, deliver to a third location and return empty.

Mr. Avantini asked the applicant why they chose this location. Mr. Kiefer said it is close to I-96. He is currently in Brighton and has three buildings. He is trying to combine all those facilities into one.

Commissioner Lawrence asked how the trucks are refueled. Mr. Kiefer said he has a contractor who comes in and fuels them on-site overnight.

Commissioner Carter expressed initial concerns about visibility on the east side of this lot from Gibson and Old Wixom Road. However, he noted that it is quite a distance and the building curls around and masks it. There is a lot of screening there. He asked whether the black-coated chain-link fence will be privacy or mesh. Mr. Biskner said he will use mesh. Mr. Avantini noted that they have not yet settled on the details. He thought landscaping behind it would be better.

Commissioner Carter asked whether there will be bumper blocks or will it be open and painted? Mr. Kiefer said they will use bumper blocks for the tires. Mr. Avantini and Commissioner Carter informed the applicant that bumper blocks are not allowed. Mr. Biskner noted that a curb will not function with a vehicle in this case since the curb will follow the pavement. However, he will make the curb work.

Chairman Day asked whether this site is next to the area for the conceptual plan they discussed along Old Wixom Road. He noted it is on the other side of Gibson and both sides of Old Wixom Road. How will the proposed degree of outdoor storage effect the viability of that development there? Mr. Avantini said there are a couple different options. It could be office space, some commercial and a mixture of houses. That is why he wants good buffering. Any industrial abutting residential will always involve a certain level of tractor-trailers. He does not know if they can eliminate potential noise issues due to the zoning; however, the bulk of it should be during the day. This is the backside. Everything turns toward the north on the site the way it is laid out.

Commissioner Barts noted that if this road develops it would become a key artery and would be widened and improved. Mr. Avantini said that is not true because it is an industrial property. There could be an access drive for the residential but it would be separate from this road. Commissioner Barts noted they have been talking about traffic; however, the gas station asked for additional diesel pumps which are truck magnets. Chairman Day noted that no one will come off the expressway that far to refuel. It is conceptual so they will work with the Planning Department. The more landscaping they can do, including the front, the better.

Commissioner Carter noted that from a security standpoint the applicant does not want to advertise they have a lot of stuff sitting there.

Commissioner Lawrence said that he does not see a lot of problems with this from a conceptual point of view. Commissioner Barts noted that from his role as a ZBA Boardmember, the setback request is much less than the ZBA is usually asked to consider.

Commissioner Sharpe noted that anything with greenery will be an improvement since it is currently a big, pothole-filled lot. Chairman Day said that he has more concerns with traffic than outdoor storage. He noted there will be negative feedback from residents about the additional traffic.

Call to the Public:

There were no comments made by the public.

Staff Comments:

Mr. Avantini noted that he will try to get the changes made to the Master Plan based upon what came out of the recent work session and get those to the Planning Commissioners by the end of this month. He noted that he had to outsource the layout of the project. He made draft changes to the VCA section of the Ordinance since there is a real weak relationship between the VCA Ordinance and the Master Planning Ordinance. He needed to close that loophole. Other than that, there will be a large number of variances (eight) coming up.

Commission Comments:

Chairman Day asked Mr. Avantini whether the Damas Group has come in to talk to the City about the proposed waterpark and hotel plans which were widely cited in the media. Mr. Avantini said they have not. He noted that their real estate broker posted it on his website and the news media got a hold of it. However, they did close on the property and they now own it.

ADJOURNMENT:

This meeting of the Planning Commission was motioned and adjourned at 8:03 p.m.

Nancy Fisher
Recording Secretary