

APPROVED

11.7.18

**CITY OF WIXOM
49045 PONTIAC TRAIL
PLANNING COMMISSION MEETING
MONDAY, SEPTEMBER 24, 2018**

The meeting was called to order by Chairman Day of the Planning Commission at 7:33 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 August 27, 2018 Planning Commission Meeting Minutes:

MOTION and seconded by Commissioners Sharpe and Lawrence to approve the August 27, 2018 Planning Commission Meeting Minutes.

VOTE:

MOTION CARRIED

Correspondence:

City Manager's Update – August 28, 2018

City Manager's Update – September 11, 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. **MASTER PLAN UPDATE REVIEW:** On July 16, 2018 the Planning Commission and City Council held a joint meeting to discuss changes to the proposed Future Land Use Map, which is a component of the Master Plan. The Planning Commission reviewed this map at the July 27th meeting and determined that the desired changes were made. A revised Master Plan Update is now distributed for the Planning Commission to review prior to scheduling a date for the public hearing. After the public hearing, if the plan is found acceptable, the Planning Commission would recommend it for distribution to City Council. Carmine Avantini, AICP, from CIB Planning, will be in attendance to review the draft Master Plan with the Commission.

Mr. Avantini referred to the revised draft dated September, 2018. The primary changes made were to the Land Use Map which carries the greatest weight. He finetuned some language including more discussion of housing without getting too specific. He noted that City residents have no desire to see more apartments. Between the VCA and the rest of the community, they provide opportunities for housing development and other land uses. The next step is to schedule a public hearing. If they find it acceptable,

then it goes to City Council for distribution. They would potentially vote on whether it gets distributed to surrounding tax jurisdictions, utilities, etc. who would have 60 days to review and provide comments. Those comments come back to the Planning Commission who then decides whether they want to make changes. Then there will be another public hearing for approval. Then it goes back to City Council so the Planning Commission still has time for input.

Commissioner Grossi drew Mr. Avantini's attention to the photos of the Virginia Barbecue and Read It Again books on page 23 of the draft Master Plan. Mr. Avantini noted that it was intended to be representational but he would like to change that. He noted that a firm has been contracted to do the layout.

Commissioner Grossi noted that Robertson Brothers features prominently in the 'Neighborhoods' section. Can an attractive photo of one of the older neighborhoods like Birch Run also be included? Mr. Avantini noted that the photo on the bottom portion of that page is from another neighborhood where it does not have houses next to it. He thinks it is from Wexford Mews.

Commissioner Grossi asked whether the City wants to advertise Adept Plastics in the Master Plan since they are responsible for contaminating the entire Huron River watershed from Wixom to Lake Erie. Today he saw a front page story in MLive which said the PFAS level was at 5,000 times the acceptable level. Chairman Day noted that there were advisories to not allow your pets to drink the water from the river. He asked why that does not affect Wixom. Commissioner Grossi noted that it goes to Norton Creek and then flows into the Huron River. Chairman Day said that he is surprised that the lakes in Wixom are not affected but perhaps it is upstream from them.

Chairman Day noted that given the difficulties he had downloading the draft Master Plan that was emailed to the Commissioners, he would still like to see a hard copy of it. Mr. Avantini encouraged the Commissioners to let him know if they want any changes. A public hearing will be held at the end of October. The Commissioners can either email or call him.

Call to the Public:

There were no comments made by the public.

Staff Comments:

Mr. Avantini noted that the Matrix project is coming up and he is following up on a lot of road projects. Future projects will be a little more spaced out from now on. He will get the zoning amendments to them next year.

Commission Comments:

There were no comments made by the Commissioners.

ADJOURNMENT:

This meeting of the Planning Commission was motioned and adjourned at 7:43 p.m.

Nancy Fisher
Recording Secretary